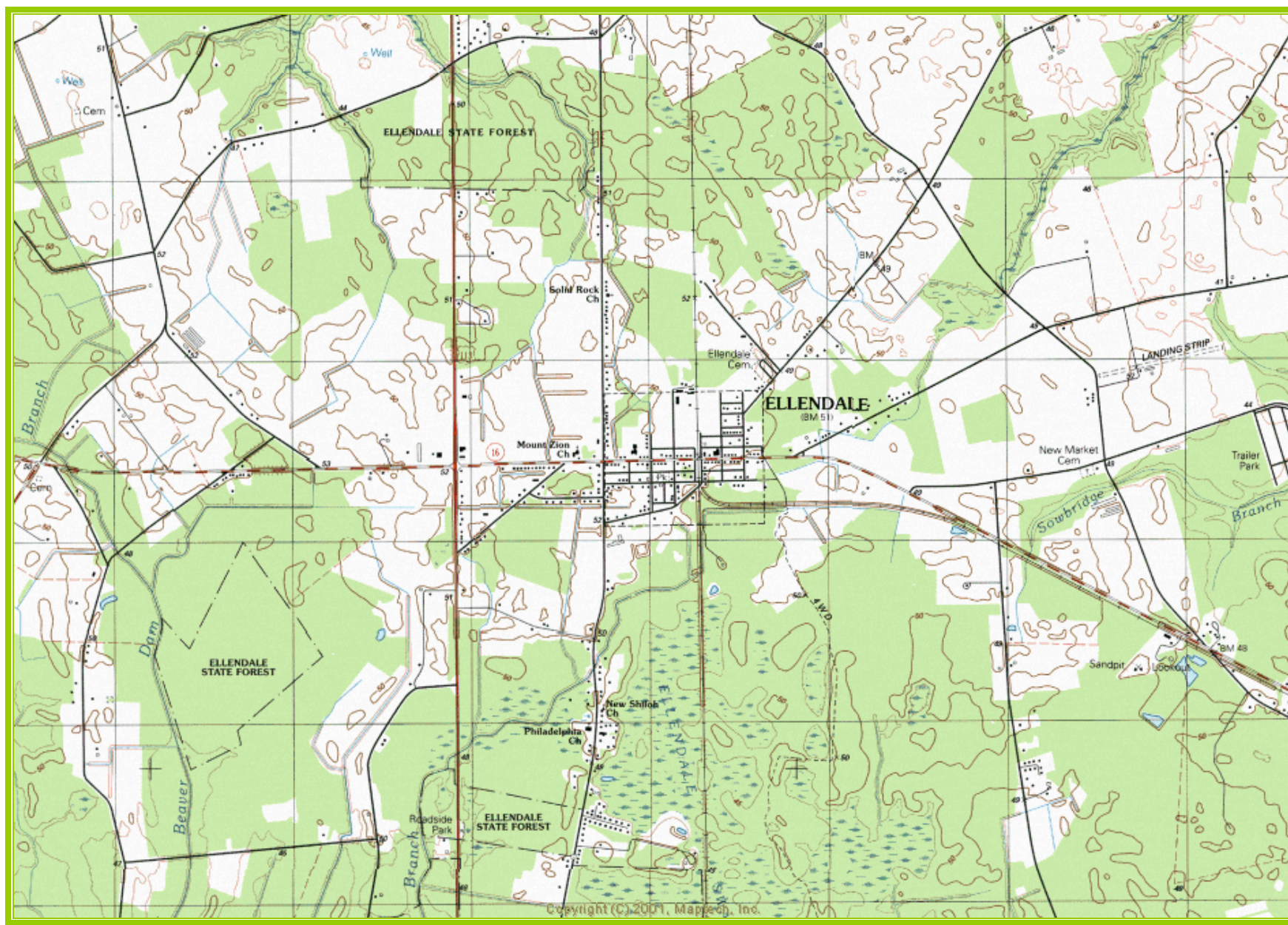


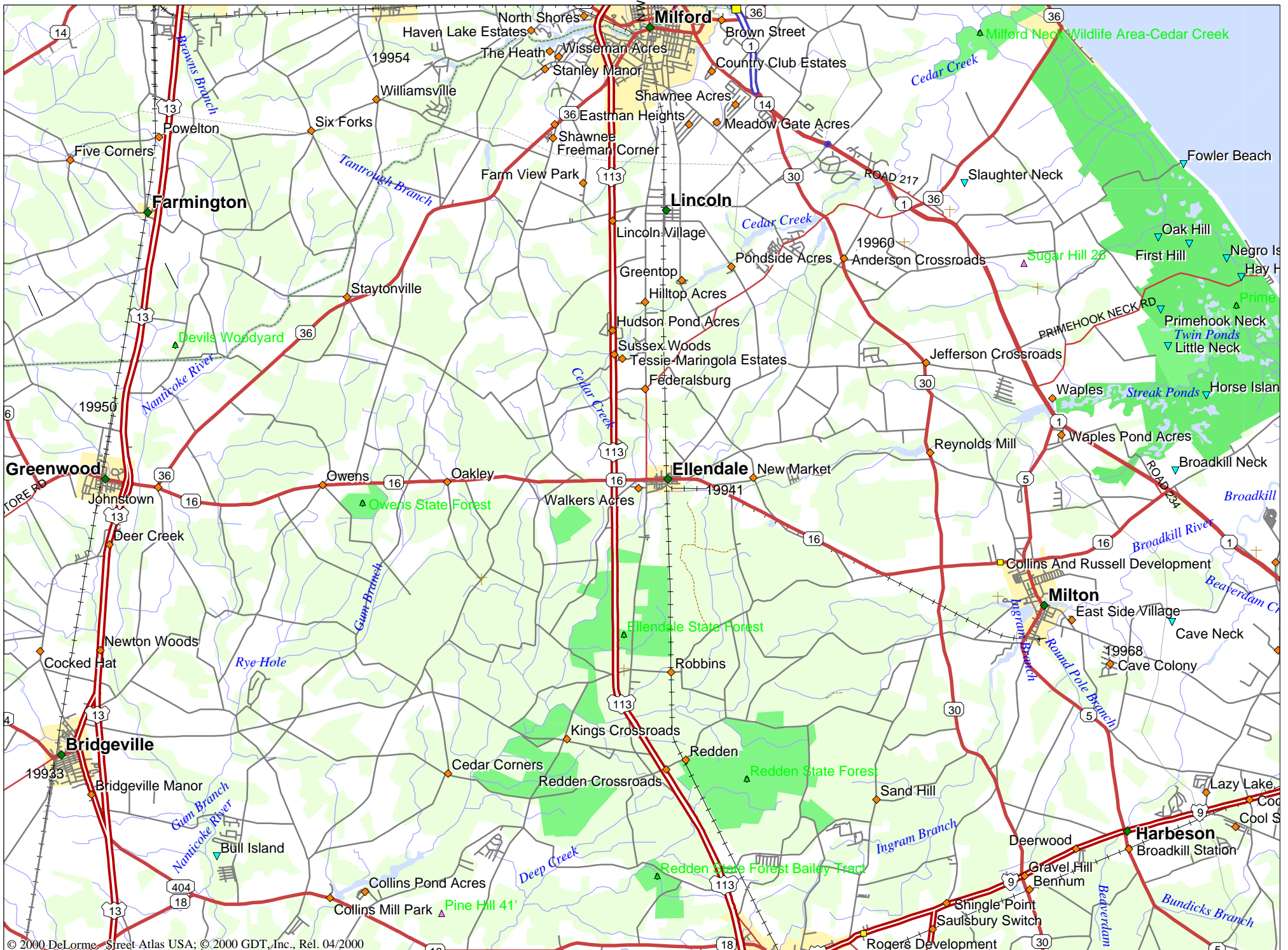
THE NANTICOKE RIVER WATERSHED CIRCA 1800

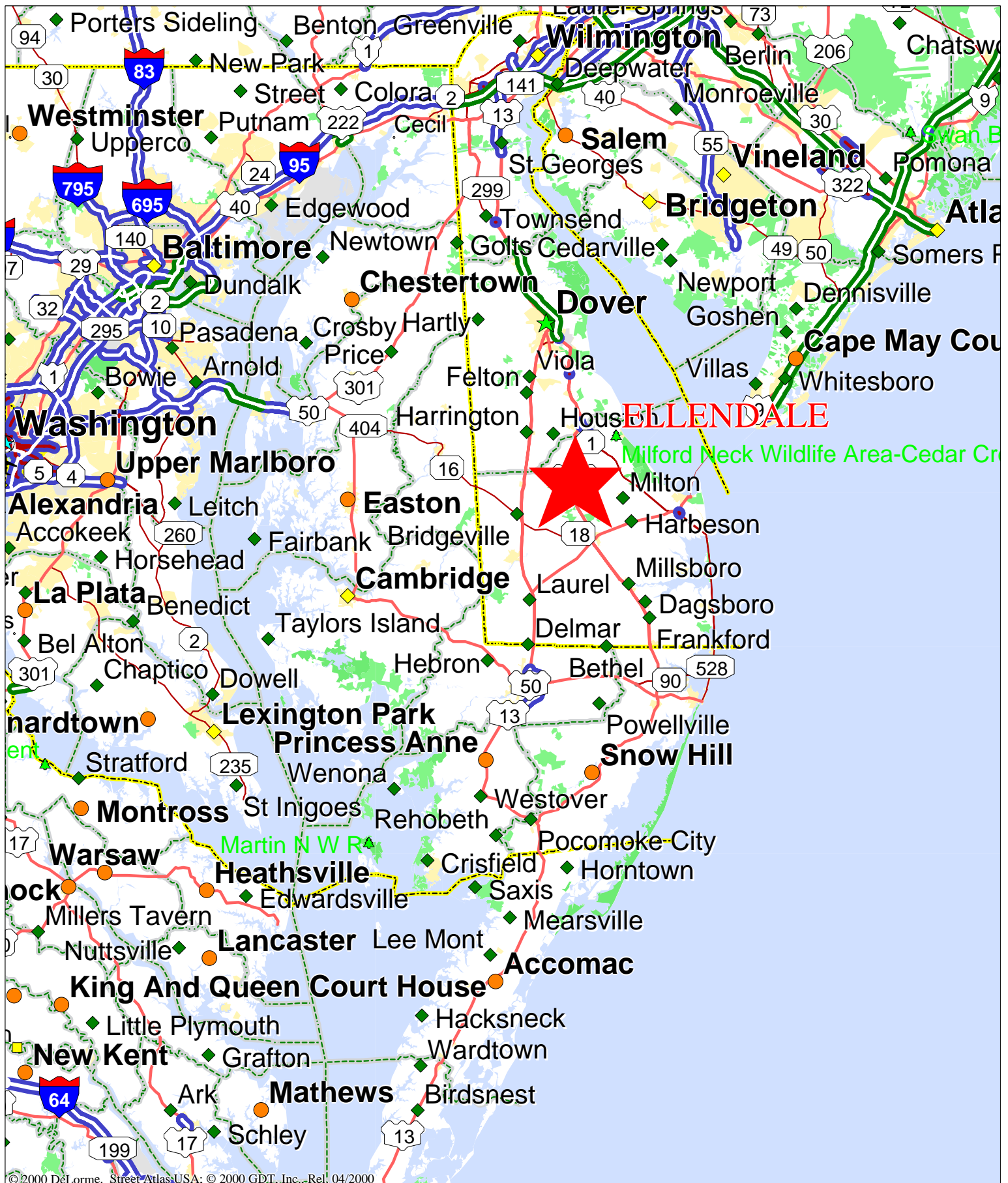
Delaware Map from Circa 1800





The Town of Ellendale and Its Natural Surroundings, From the 1992 USGS Quad for Ellendale





Mag 8.00
Mon May 10 18:43 2004

Scale 1:1,200,000 (at center)

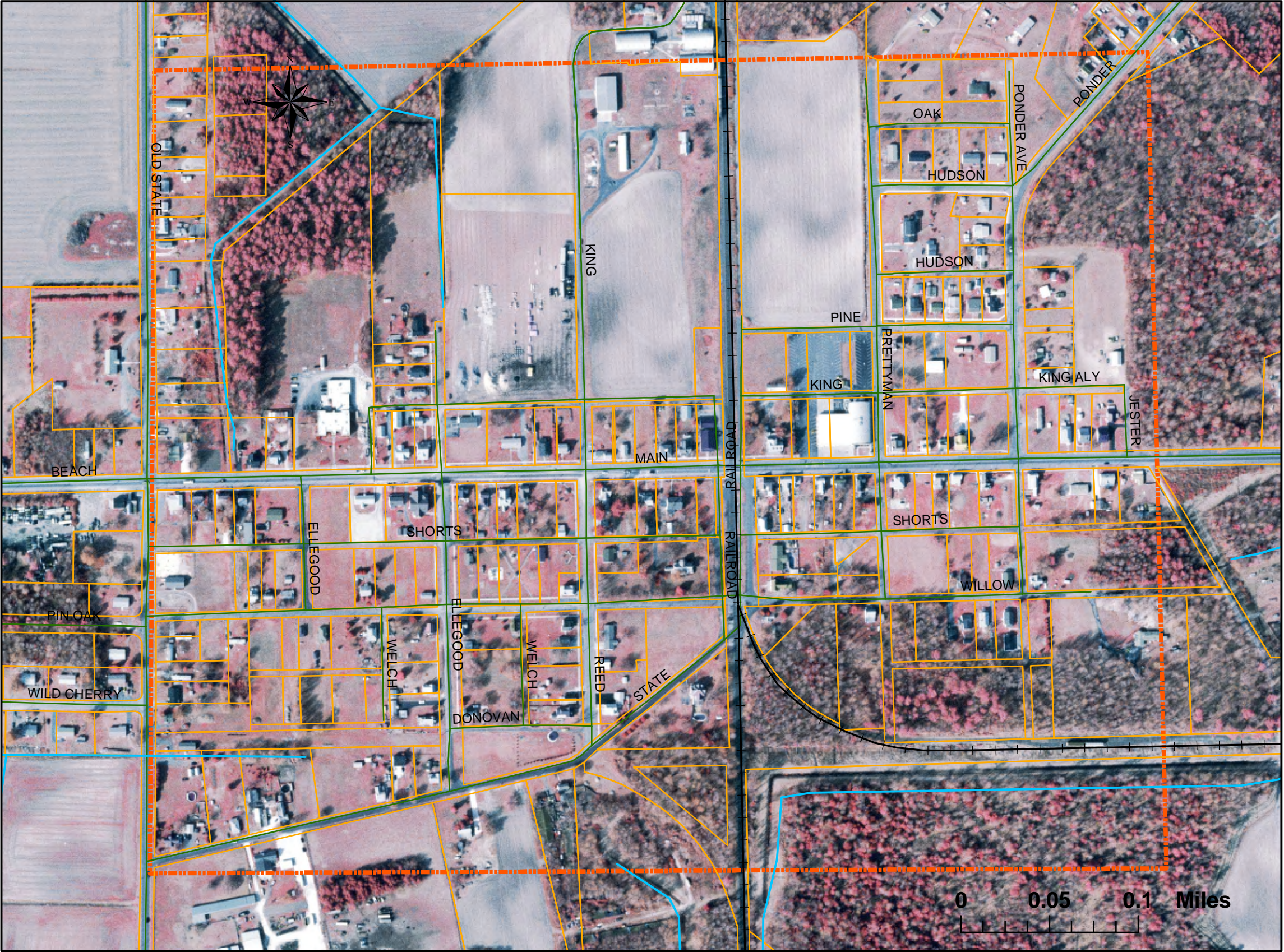
20 Miles

20 KM

— Major Road

— Local Road

The 2004 Greater Ellendale Comprehensive Plan



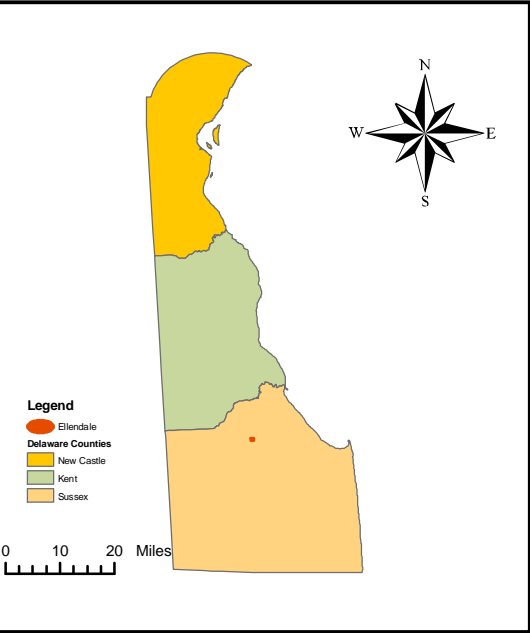
Legend

- Municipal Boundaries
- Parcels
- Roads
- Railroads
- Waterways

This map was prepared by Delaware Coastal Programs as guidance for the town of Ellendale. The information contained hereon is preliminary and is subject to change or modification at any time. Use of this information by others is at their own risk and the DNREC in no way guarantees the accuracy of the information.

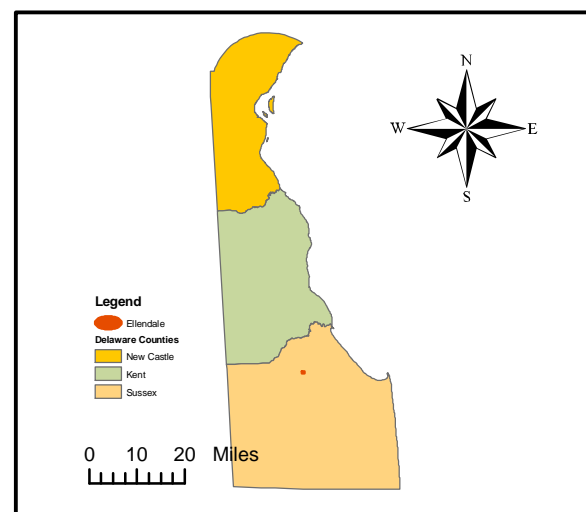
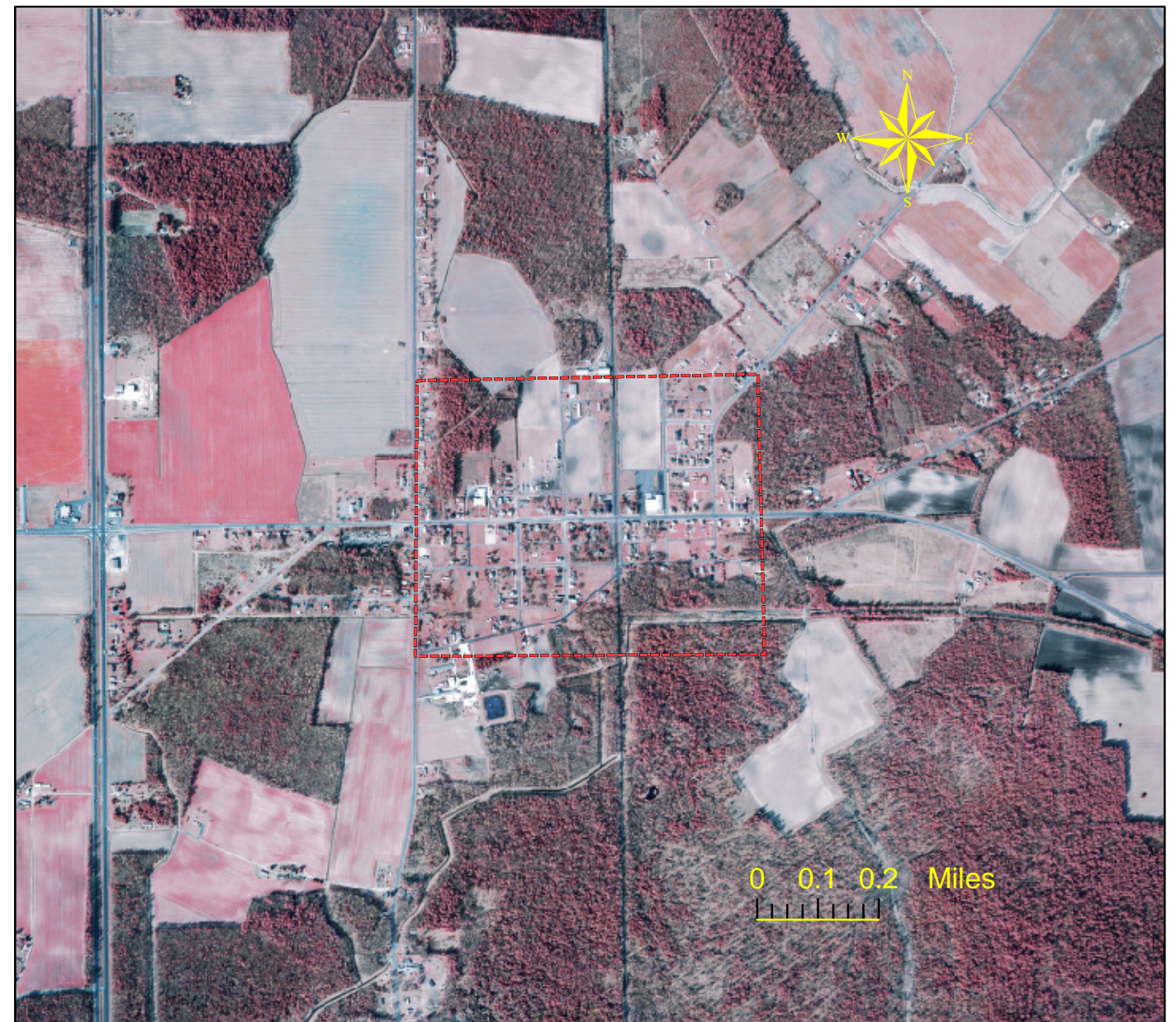


April 2004



The 2004 Greater Ellendale Comprehensive Plan

Aerial Photos from 1937 & 2002



Legend

 Municipal Boundaries

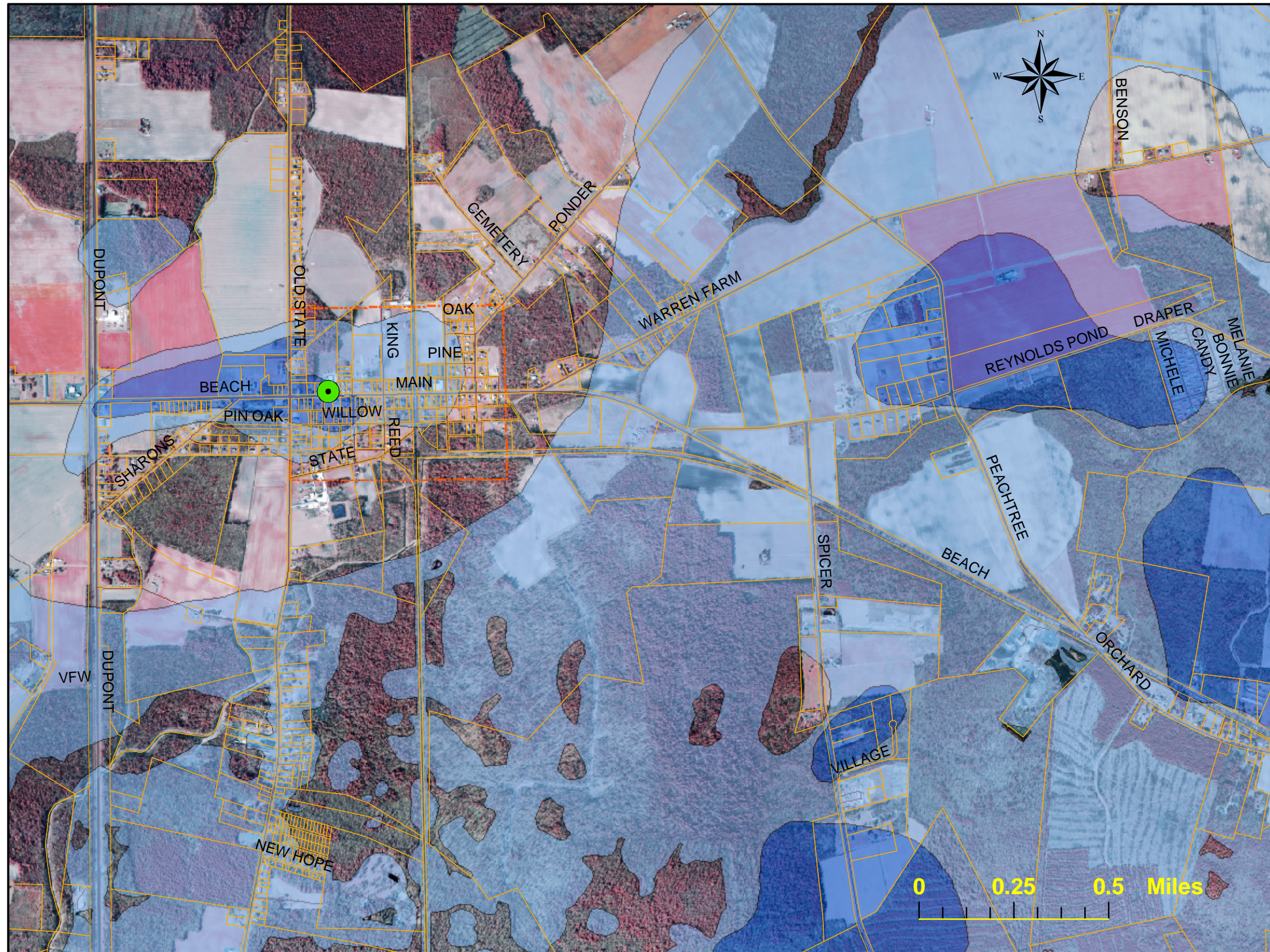
This map was prepared by Delaware Coastal Programs as guidance for the town of Ellendale. The information contained hereon is preliminary and is subject to change or modification at any time. Use of this information by others is at their own risk and the DNREC in no way guarantees the accuracy of the information.



April, 2004

The 2004 Greater Ellendale Comprehensive Plan

Groundwater Recharge Areas Map



Legend

Ground Water Recharge RECHARGE CAPACITY

- excellent
- good
- Municipal Boundaries
- Parcels
- Roads
- Wellhead

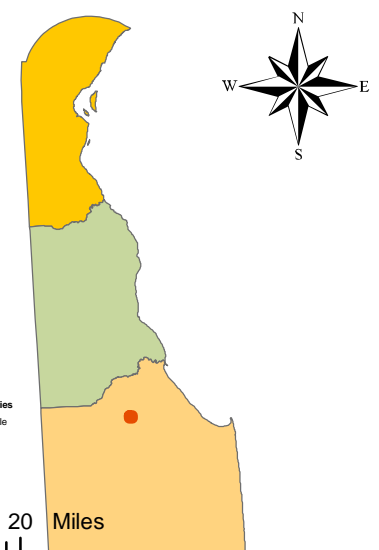
This map was prepared by Delaware Coastal Programs as guidance for the town of Ellendale. The information contained hereon is preliminary and is subject to change or modification at any time. Use of this information by others is at their own risk and the DNREC in no way guarantees the accuracy of the information.



April 2004

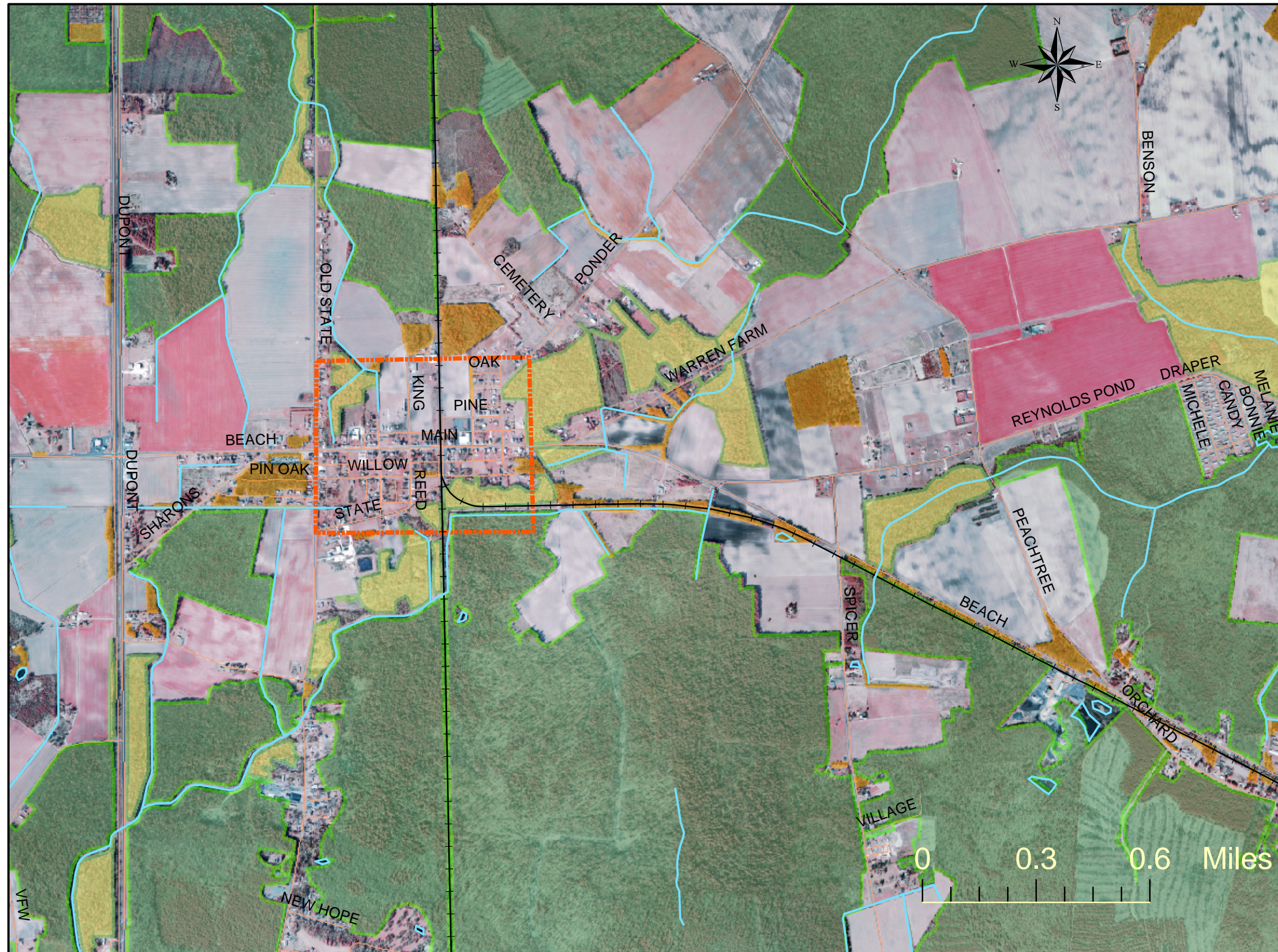
- Legend**
- Ellendale
 - Delaware Counties**
 - New Castle
 - Kent
 - Sussex

0 10 20 Miles



The 2004 Greater Ellendale Comprehensive Plan

Forested Areas Map



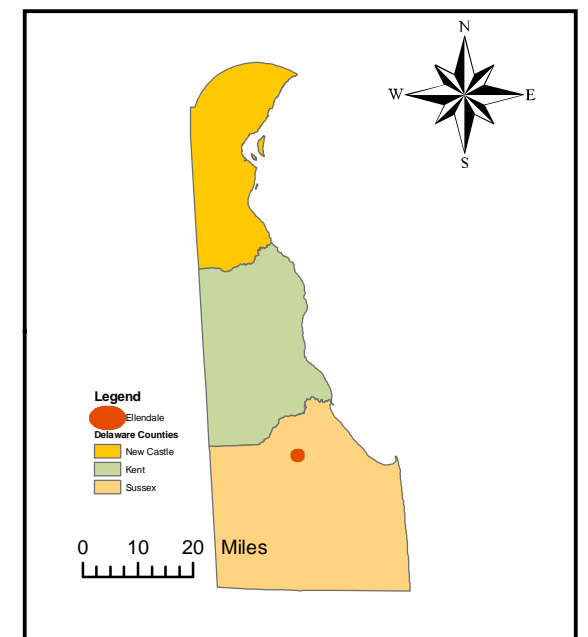
Legend

- Forest more than 25 Acres
- Forest less than 25 Acres
- Riparian Forest
- Municipal Boundaries
- Waterways
- Railroads
- Roads

This map was prepared by Delaware Coastal Programs as guidance for the town of Ellendale. The information contained hereon is preliminary and is subject to change or modification at any time. Use of this information by others is at their own risk and the DNREC in no way guarantees the accuracy of the information.



April 2004



The 2004 Greater Ellendale Comprehensive Plan

Wetlands Map



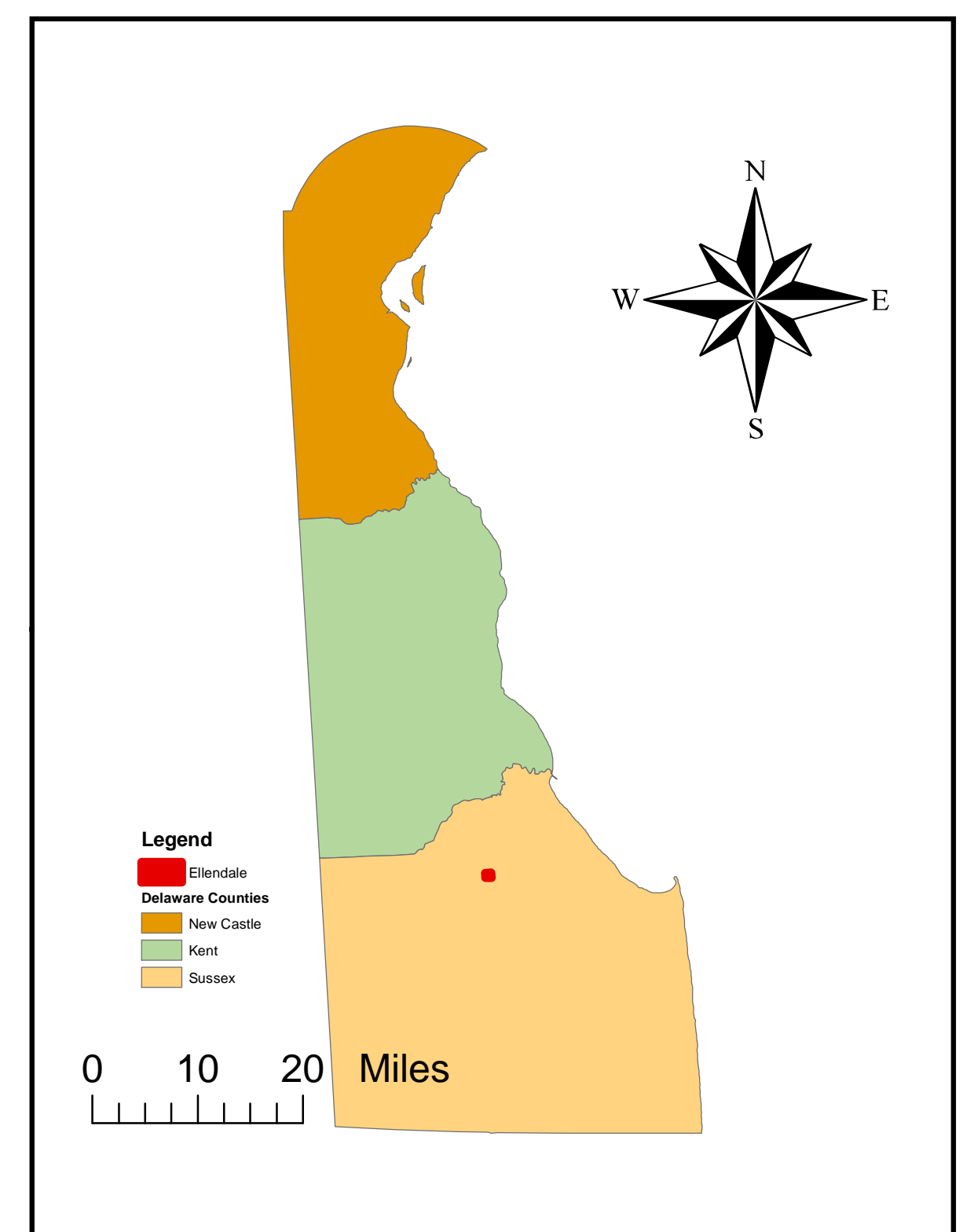
Legend

-  Wetlands
-  Municipal Boundary
-  Parcels

This map was prepared by Delaware Coastal Programs as guidance for the town of Ellendale. The information contained hereon is preliminary and is subject to change or modification at any time. Use of this information by others is at their own risk and the DNREC in no way guarantees the accuracy of the information.



April 2004



The 2004 Greater Ellendale Comprehensive Plan

Riparian Buffers Map



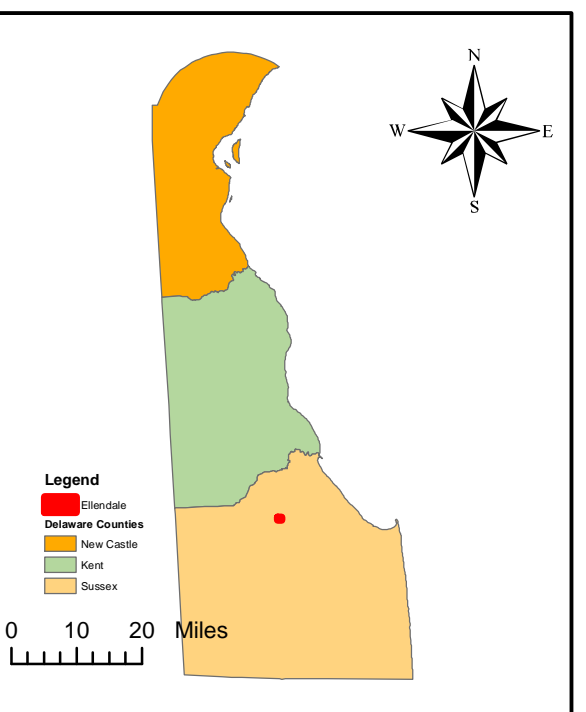
Legend

- Waterways
- 100 Foot Riparian Buffer
- Municipal Boundary
- Parcels
- Railroads
- Roads

This map was prepared by Delaware Coastal Programs as guidance for the town of Ellendale. The information contained hereon is preliminary and is subject to change or modification at any time. Use of this information by others is at their own risk and the DNREC in no way guarantees the accuracy of the information.

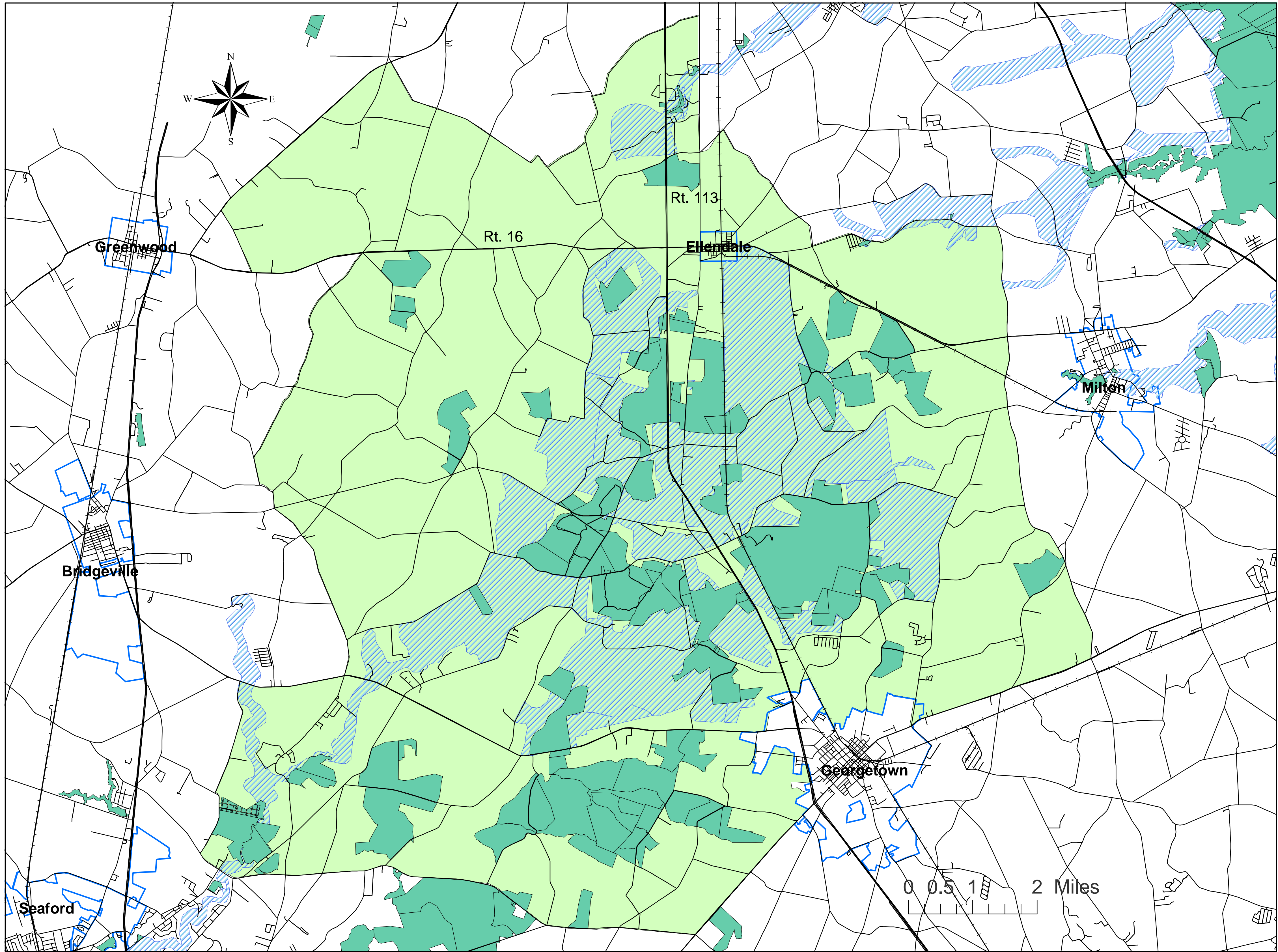


April 2004



The 2004 Greater Ellendale Comprehensive Plan

Redden Legacy Forest Area Map



Legend

- REDDEN LEGACY
- State Resource Areas**
 - Current SRA
 - Proposed Addition to SRA
- Town Boundaries
- Roads
- Railroads

The Forest Legacy Program is funded through the U.S. Forest Service's State and Private Forestry budget. It provides funds to states to protect working forestlands that are threatened by development or other land uses, either through outright (fee simple) purchase or conservation easements. Landowner participation is completely voluntary.

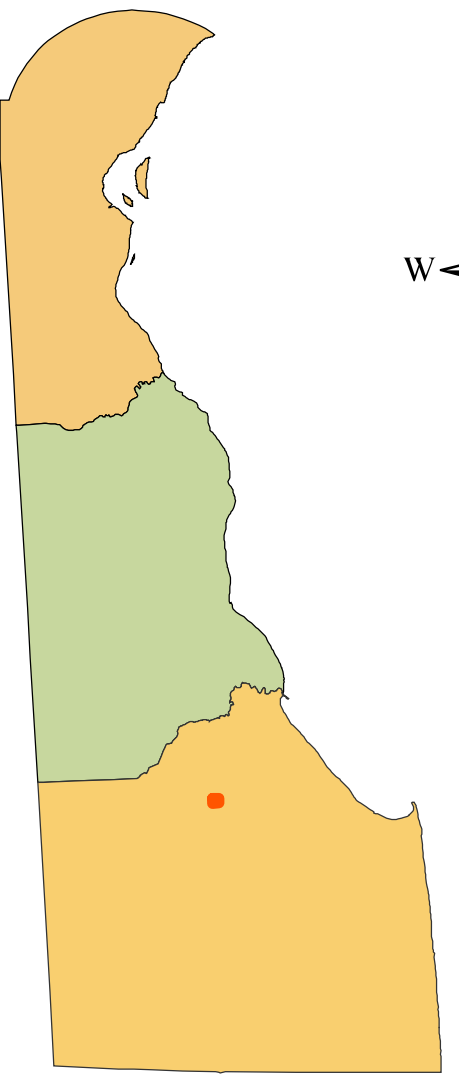
This map was prepared by Delaware Coastal Programs as guidance for the town of Ellendale. The information contained hereon is preliminary and is subject to change or modification at any time. Use of this information by others is at their own risk and the DNREC in no way guarantees the accuracy of the information.



April 2004

- ### Legend
- Ellendale
 - Delaware Counties**
 - New Castle
 - Kent
 - Sussex

0 10 20 Miles





TERRESTRIAL RESOURCES LEGEND

Earthquake Epicenters

Source: Delaware Geological Survey

Year: 2000

Locations of epicenters from Delaware earthquakes.

Data taken from Open File Report # 42 "Catalog of Earthquakes in Delaware".

Three earthquakes within project area:

1. Georgetown, 1937. Magnitude 2.8
2. Near Georgetown, 1977. Magnitude >1.0
3. Near Georgetwon, 1977. Magnitude 1.3



Earthquake Epicenters

Domestic Farm Wells

Source: Delaware Department of Natural Resources and Environmental Control

Year: 1997

Locations of domestic farms within the State of Delaware



Domestic Farm Wells

Agricultural Districts

Source: Delaware Department of Agriculture

Year: 2003

This layer illustrates Agricultural Districts in Delaware.



Agriculture Districts

Agricultural Development Rights

Source: Delaware Department of Agriculture

Year: 2003

Areas where land owners have sold their development rights to the State to limit development and protect agricultural heritage. Rights are sold for varying numbers of years, thereby allowing the land to develop in the future.



Agriculture Development Rights

Soil Survey Geographic (SSURGO)

Source: US Department of Agriculture, Natural Resource Conservation Service

Year: 2000

Prime farm soils were derived from the University of Delaware's College of Agriculture and Natural Resources.



Prime Farm

Agricultural Suitability

Source: Delaware Department of Agriculture

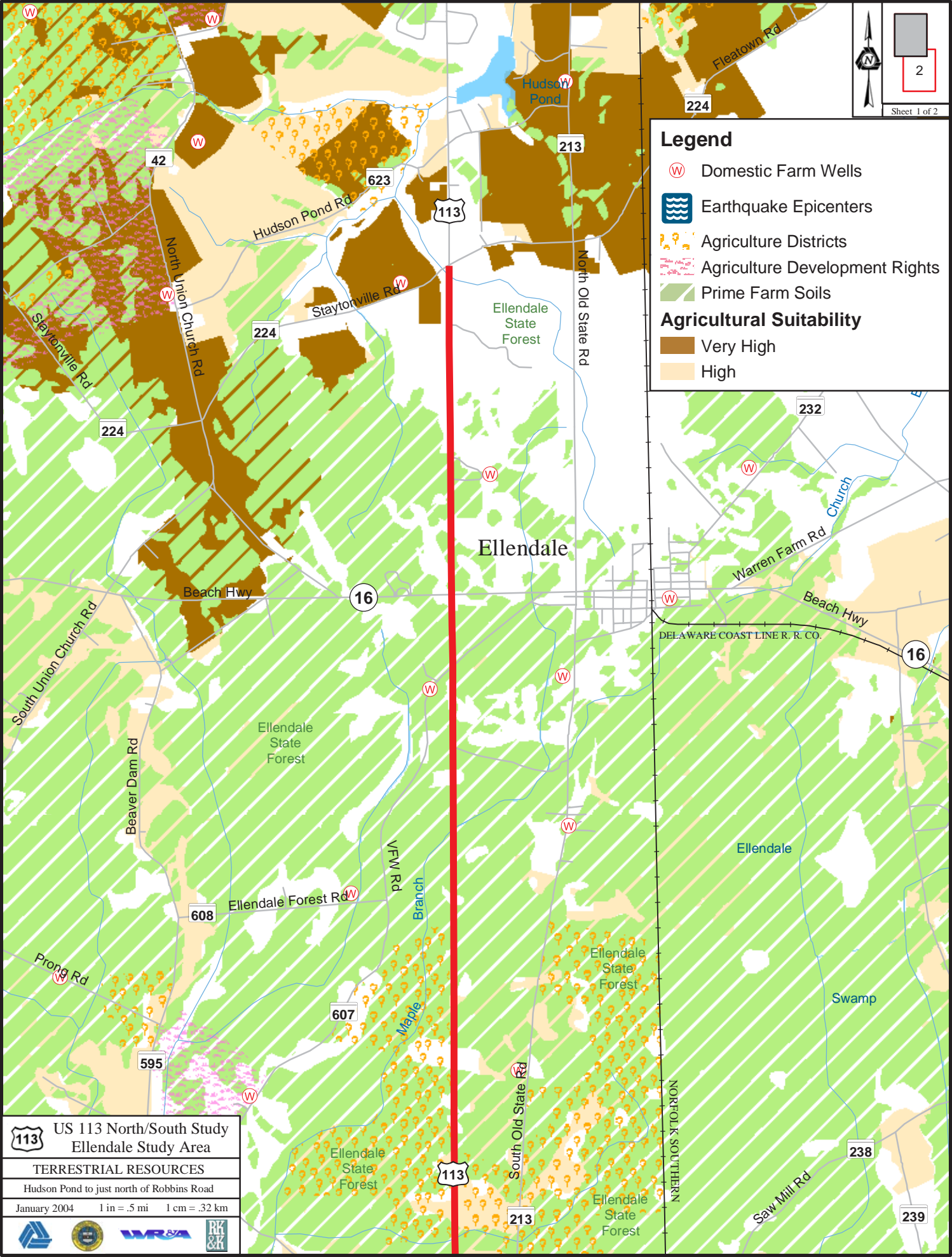
Year: 2002

Delineates land that is suitable for agriculture, based on a number of criteria.

Classifications used: Very Low (Class V), Low (Class IV), Medium (Class III), High (Class II) and Very High (Class I)

Only High and Very High have been depicted.

Agricultural Suitability:  **Very High**  **High**



Legend

- Domestic Farm Wells
- Earthquake Epicenters
- Agriculture Districts
- Agriculture Development Rights
- Prime Farm Soils
- Agricultural Suitability**
 - Very High
 - High

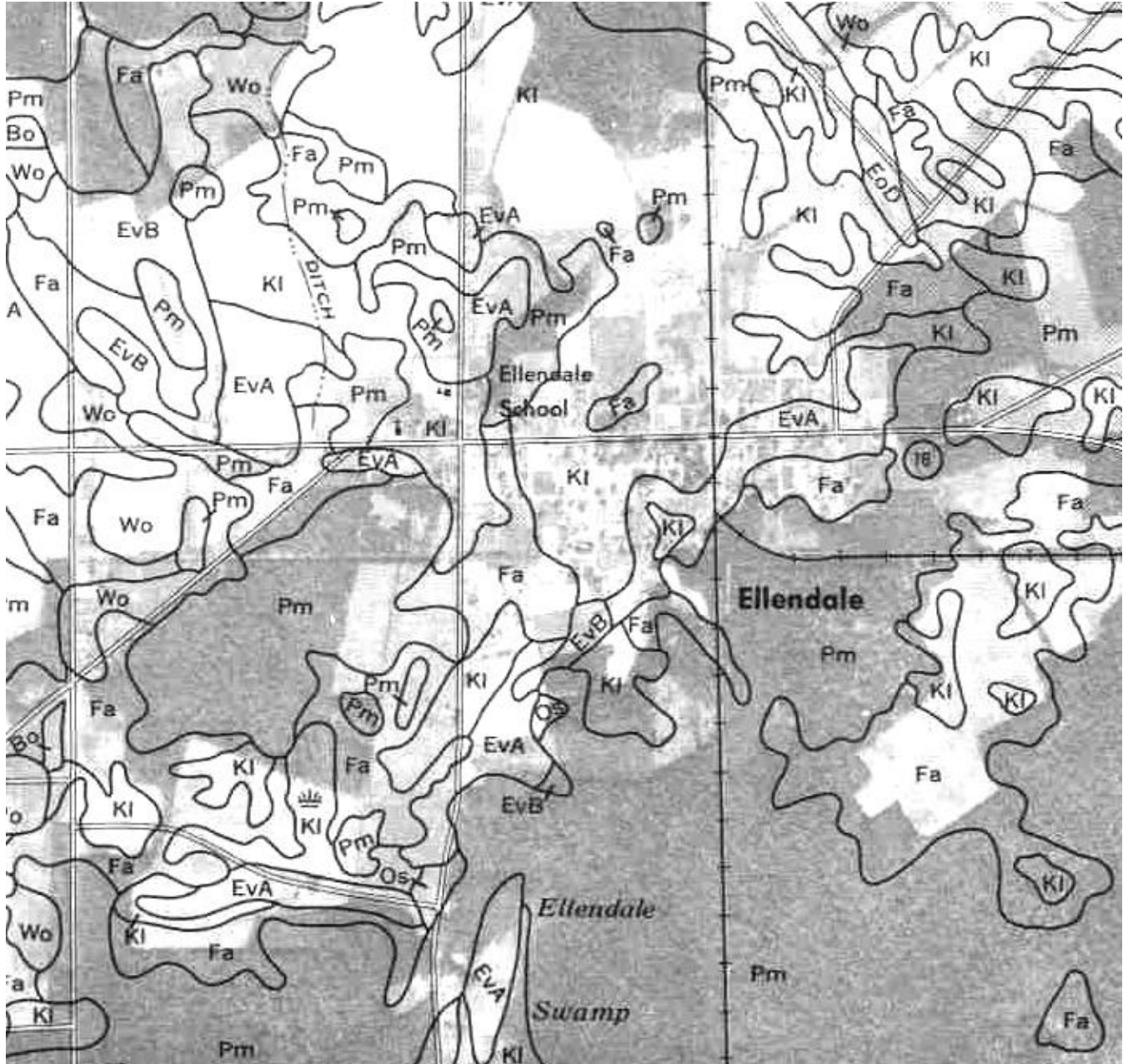
US 113 North/South Study Ellendale Study Area

TERRESTRIAL RESOURCES

Hudson Pond to just north of Robbins Road

January 2004 1 in = .5 mi 1 cm = .32 km





The 2004 Greater Ellendale Comprehensive Plan
Greater Ellendale Area Soil Classifications
From The 1974 Sussex County Soil Survey
Sussex Conservation District, Georgetown, Delaware



SOCIO-ECONOMIC RESOURCES LEGEND

2000 US Census

Source: US Census Bureau

Year: 2000

2000 US Census Blocks: population, race, households



2000 US Census Blocks

- | | |
|------------------|-----------------|
| White | Native American |
| African-American | Asian / Other |
| Hispanic | |

Environmental Protection Agency Sites

Source: US Environmental Protection Agency (EPA)

Year: 2002

Locations of superfund sites - National Priority Listing and Comprehensive Environmental Response, Compensation and Liability Information Systems - as identified by the EPA

EPA Sites

NPL

CERCLIS

National Pollution Discharge Elimination System

Source: Delaware Department of Natural Resources and Environmental Control

Year: 2001

Locations of discharge pipes for industrial, municipal and some industrial stormwater discharges to surface waters.

Regulated under the US NPDES

NPDES

Environmental Justice: Housing Types

Source: ADC Map

Year: 2002







Locations of elderly, low income and both housing facilities; also includes mobile home parks.

Housing Types




- | | |
|------------|------------------|
| Elderly | Mobile Home Area |
| Low Income | |
| Both | |

Legend





2000 US Census

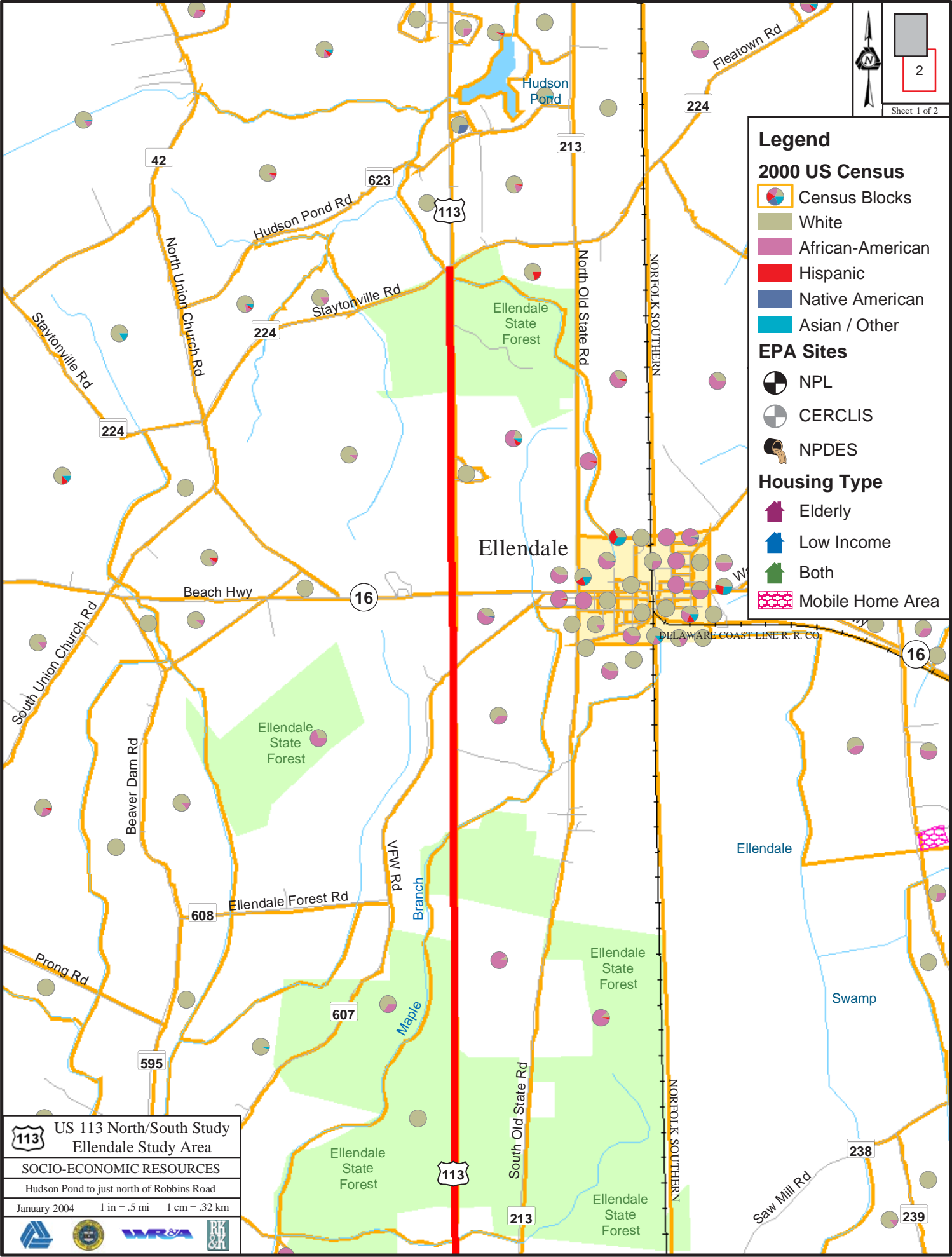
-  Census Blocks
-  White
-  African-American
-  Hispanic
-  Native American
-  Asian / Other

EPA Sites

-  NPL
-  CERCLIS
-  NPDES

Housing Type

-  Elderly
-  Low Income
-  Both
-  Mobile Home Area



US 113 North/South Study
Ellendale Study Area

SOCIO-ECONOMIC RESOURCES

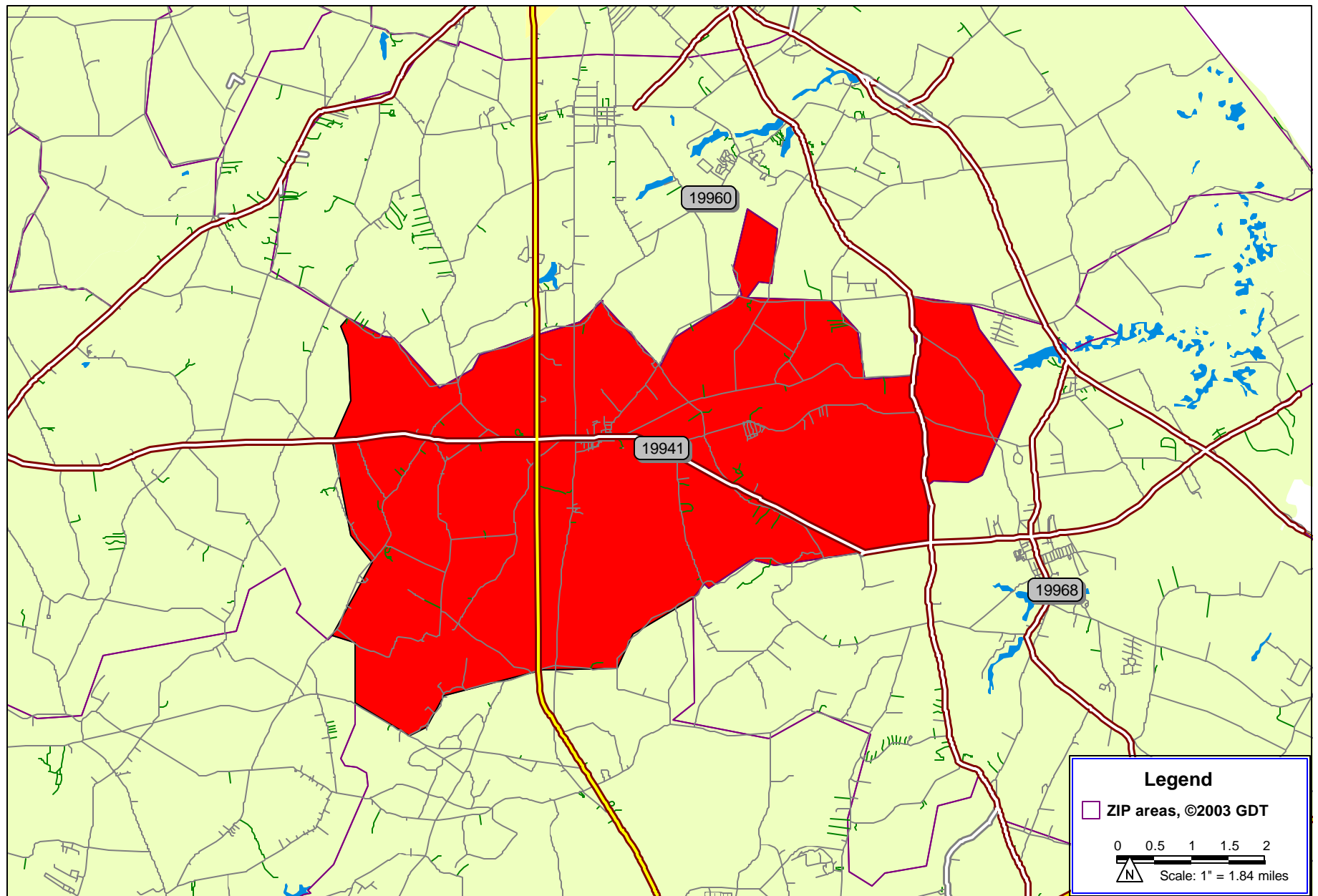
Hudson Pond to just north of Robbins Road

January 2004 1 in = .5 mi 1 cm = .32 km



ZIP 19941

Scan/US, Inc.



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03/30/04

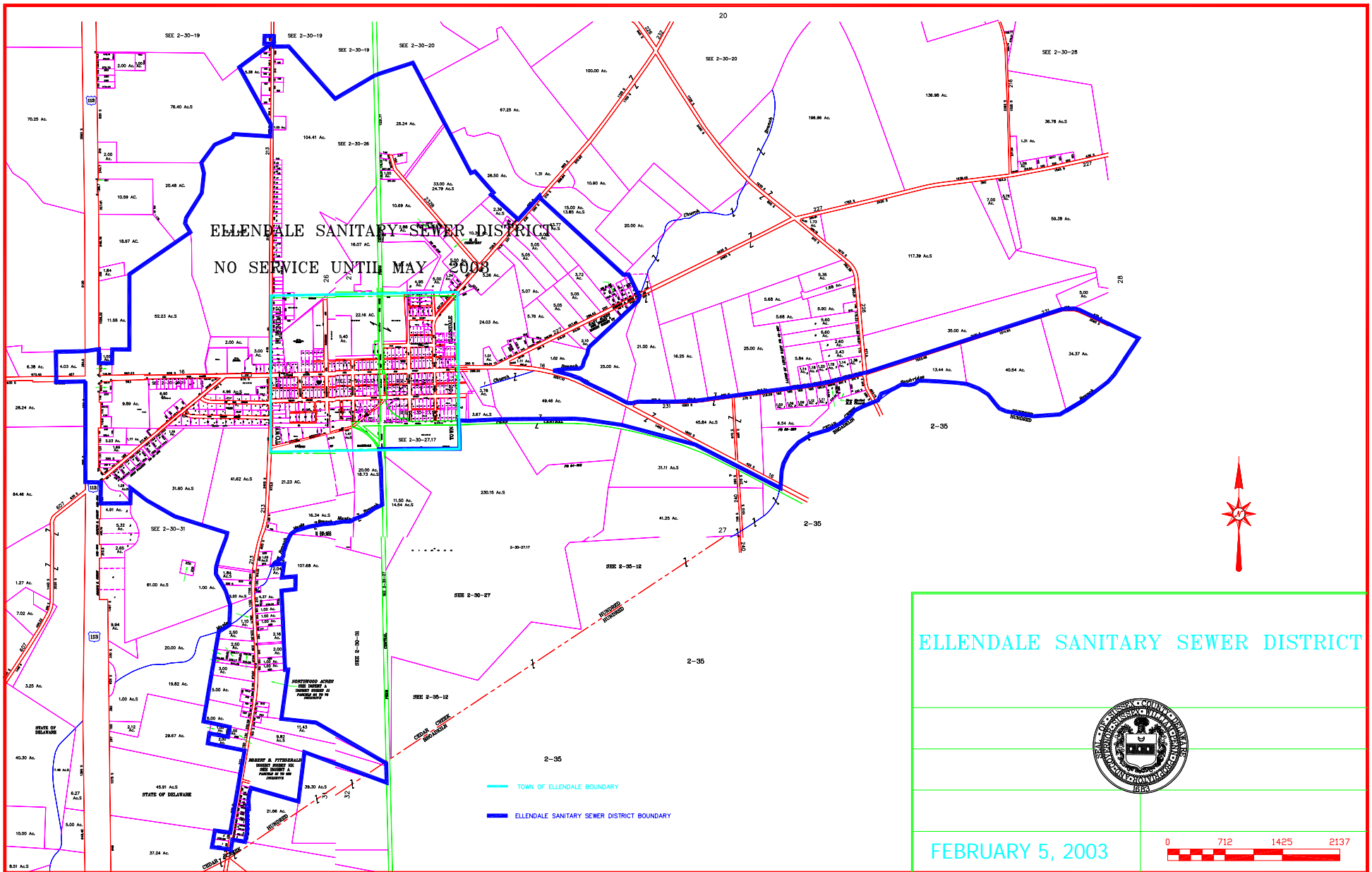
Key Demographic Profile: 1990/2000

Scan/US, Inc.

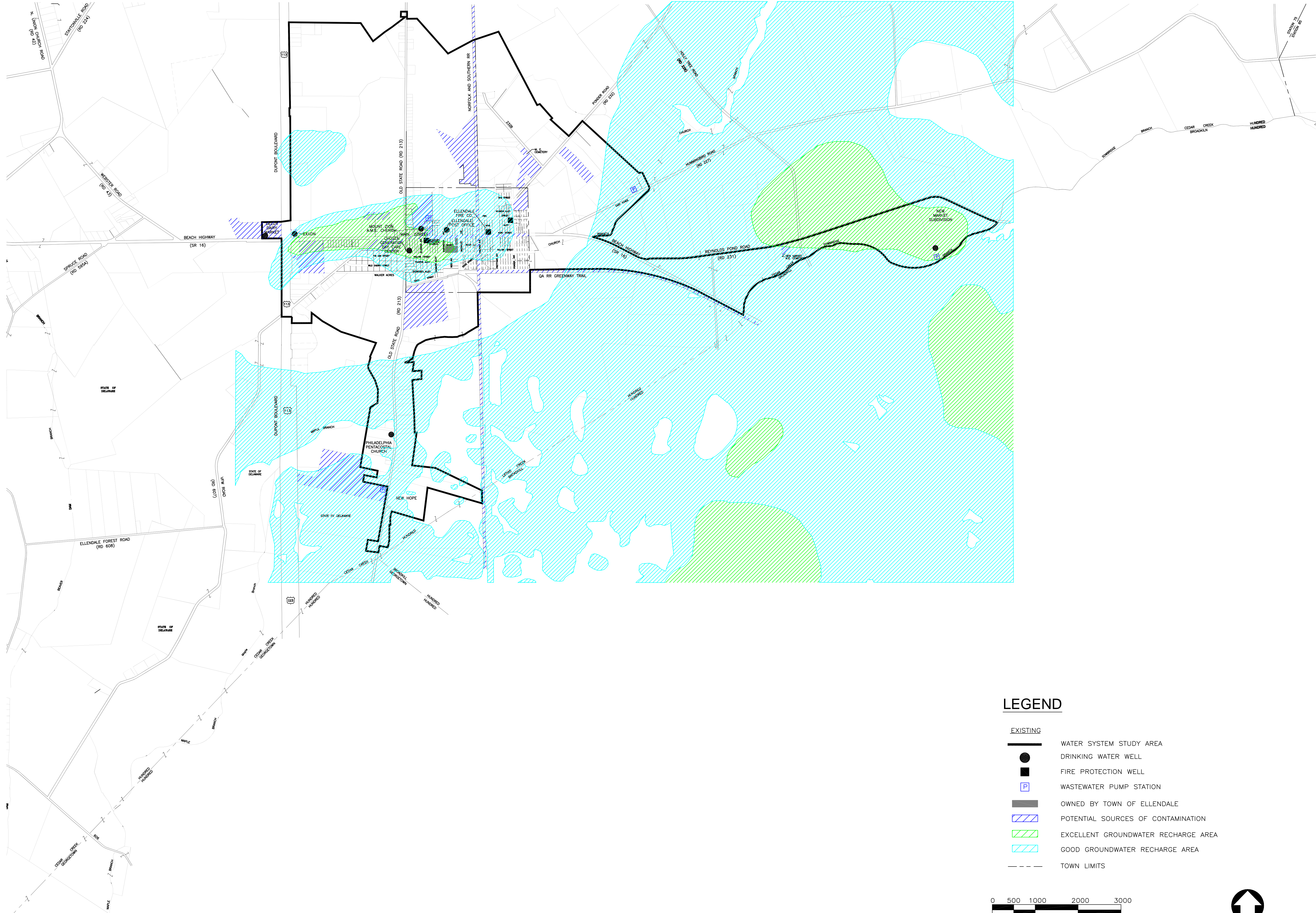
ZIP 19941

ZIP 19941- Ellendale

| | 1990 Census | | 2000 Census | | 1990 - 2000 Change | |
|---------------------------------------|-------------|-------|-------------|-------|--------------------|--------|
| Population | 2,008 | | 2,302 | | 294 | 14.6% |
| Group Quarters | 2 | 0.1% | 7 | 0.3% | 5 | 250.0% |
| Population By Race | | | | | | |
| White | 1,251 | 62.3% | 1,467 | 63.7% | 216 | 17.3% |
| Black | 710 | 35.4% | 765 | 33.2% | 55 | 7.7% |
| American Indian/Alaskan | 15 | 0.7% | 18 | 0.8% | 3 | 20.0% |
| Asian/Pacific Islander | 5 | 0.2% | 3 | 0.1% | -2 | -40.0% |
| Other Race | 27 | 1.3% | 49 | 2.1% | 22 | 81.5% |
| Hispanic Origin | 50 | 2.5% | 99 | 4.3% | 49 | 98.0% |
| Diversity Index | 49 | | 50 | | 1 | 2.0% |
| Population By Age | | | | | | |
| < 18 Years | 619 | 30.8% | 662 | 28.8% | 43 | 6.9% |
| 18 - 64 Years | 1,205 | 60.0% | 1,394 | 60.6% | 189 | 15.7% |
| 65+ Years | 184 | 9.2% | 246 | 10.7% | 62 | 33.7% |
| Median Age | 30.3 | | 35.3 | | 5.0 | 16.7% |
| Population In Households | 2,006 | | 2,295 | | 289 | 14.4% |
| In Families | 1,795 | 89.5% | 1,950 | 85.0% | 155 | 8.6% |
| In Non-families | 211 | 10.5% | 345 | 15.0% | 134 | 63.5% |
| Households | 699 | | 806 | | 107 | 15.3% |
| Families | 528 | 75.5% | 600 | 74.4% | 72 | 13.6% |
| With Kids | 316 | 59.8% | 337 | 56.2% | 21 | 6.6% |
| Non-family | 171 | 24.5% | 206 | 25.6% | 35 | 20.5% |
| Average Household Size | 2.9 | | 2.8 | | 0.0 | -0.8% |
| Average Family Size | 3.4 | | 3.3 | | -0.1 | -4.4% |
| Average Non-family Size | 1.2 | | 1.7 | | 0.4 | 35.7% |
| Population, 16+ In Labor Force | 995 | | 1,156 | | 161 | 16.2% |
| Employed | 956 | 96.1% | 1,103 | 95.4% | 147 | 15.4% |
| White Collar | 318 | 33.3% | 462 | 41.9% | 144 | 45.3% |
| Blue Collar | 637 | 66.6% | 641 | 58.1% | 4 | 0.6% |
| Average Household Income | \$30,036 | | \$47,242 | | \$17,206 | 57.3% |
| Median Household Income | \$26,546 | | \$39,000 | | \$12,454 | 46.9% |
| Total Housing Units | 771 | | 891 | | 120 | 15.6% |
| Occupied | 699 | 90.7% | 806 | 90.5% | 107 | 15.3% |
| Owner-Occupied | 544 | 77.8% | 667 | 82.8% | 123 | 22.6% |
| Renter-Occupied | 155 | 22.2% | 139 | 17.2% | -16 | -10.3% |
| Average Home Value | \$61,261 | | \$82,724 | | \$21,463 | 35.0% |
| Median Home Value | \$53,974 | | \$75,290 | | \$21,316 | 39.5% |
| Average Contract Rent | \$228 | | \$356 | | \$128 | 56.1% |
| Median Contract Rent | \$242 | | \$409 | | \$167 | 69.0% |



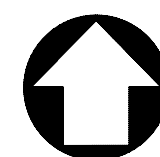
PLOT CODE
PINK-RED .008 INCHES (.2mm)
PINK-YELLOW .007 INCHES (.18mm)
PINK-GREEN .010 INCHES (.25mm)
PINK-ORANGE .014 INCHES (.36mm)
PINK-BLUE .020 INCHES (.50mm)
PINK-MAGENTA .027 INCHES (.70mm)
PINK-WHITE .039 INCHES (1.00mm)



LEGEND

- EXISTING**
- WATER SYSTEM STUDY AREA
 - DRINKING WATER WELL
 - FIRE PROTECTION WELL
 - WASTEWATER PUMP STATION
 - OWNED BY TOWN OF ELLEDALE
 - POTENTIAL SOURCES OF CONTAMINATION
 - EXCELLENT GROUNDWATER RECHARGE AREA
 - GOOD GROUNDWATER RECHARGE AREA
 - TOWN LIMITS

0 500 1000 2000 3000
SCALE: 1" = 1000'



GREATER ELLEDALE WATER SYSTEM FEASIBILITY ANALYSIS

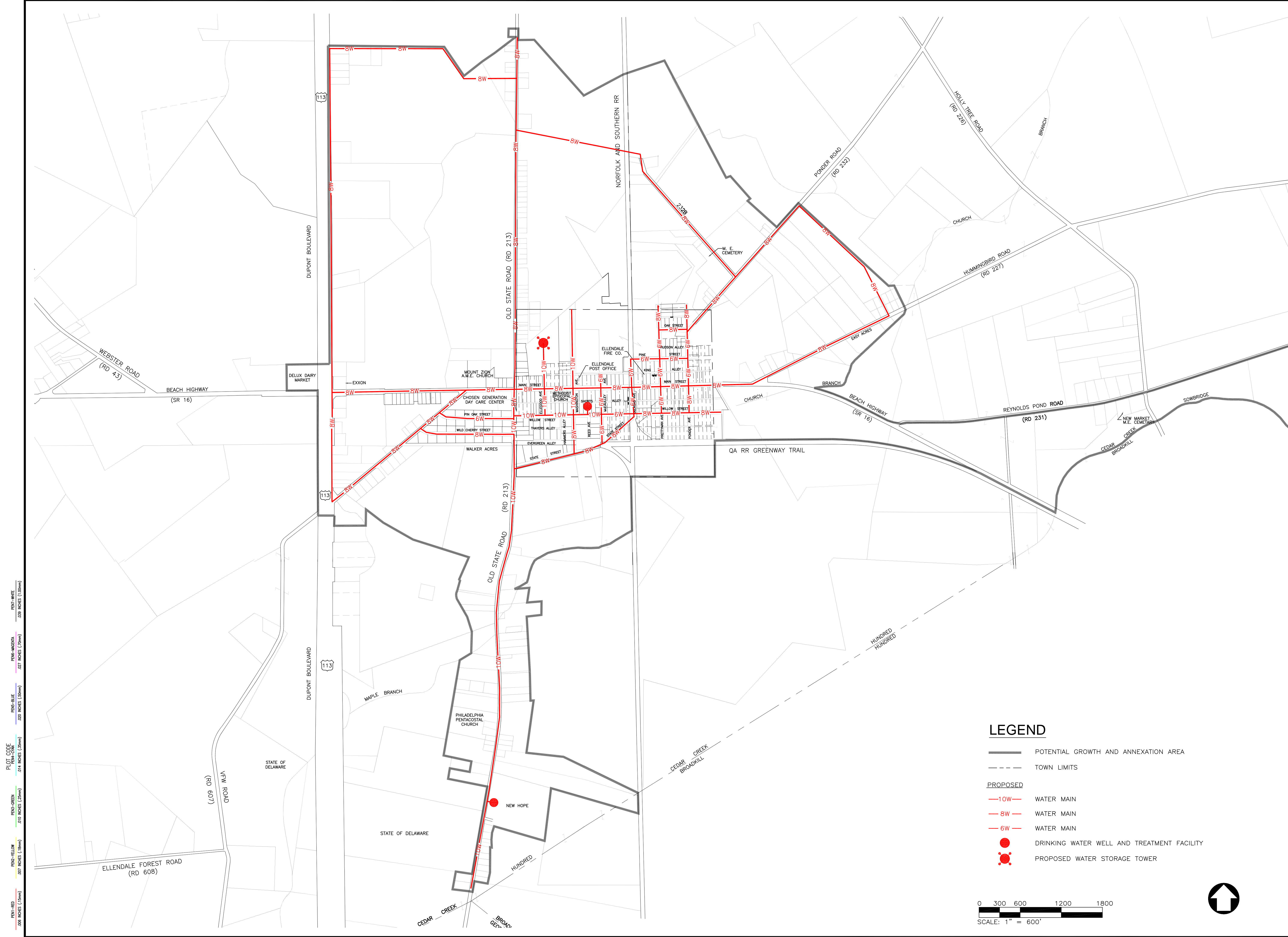
ELLEDALE, DE

EXISTING CONDITIONS

| | |
|---------------------|----------------|
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| DESIGN BY : JAS/SEM | 1 |
| DRAWN BY : TR | |
| CHECKED BY: | |
| GMB FILE : 2004080 | DRAWING 1 OF 2 |
| DATE : SEPT 2004 | |

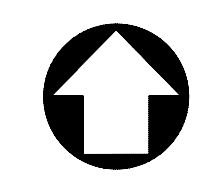
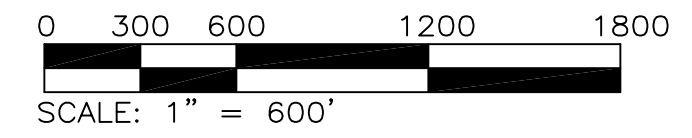
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ARCHITECTS & ENGINEERS
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www.gmbnet.com

PRINTS ISSUED FOR:
• FINAL CONCEPT



PLOT CODE
PINK-WHITE
PINK-MAGENTA
PINK-BLUE
PINK-GREEN
PINK-YELLOW
PINK-RED

- LEGEND**
- POTENTIAL GROWTH AND ANNEXATION AREA
 - TOWN LIMITS
 - PROPOSED**
 - 10W WATER MAIN
 - 8W WATER MAIN
 - 6W WATER MAIN
 - DRINKING WATER WELL AND TREATMENT FACILITY
 - PROPOSED WATER STORAGE TOWER



PRINTS ISSUED FOR:
• FINAL CONCEPT

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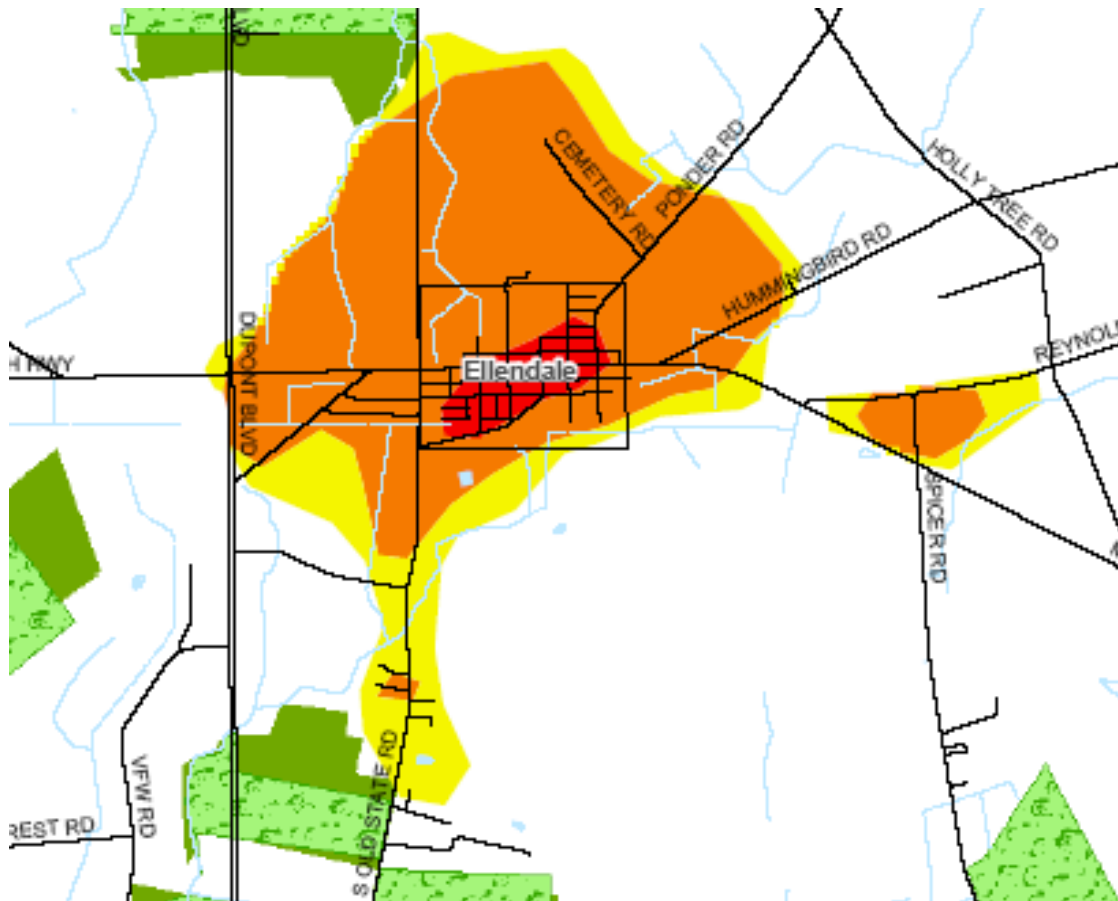
**GREATER ELLENDALE WATER
SYSTEM FEASIBILITY ANALYSIS**

ELLENDALE, DE

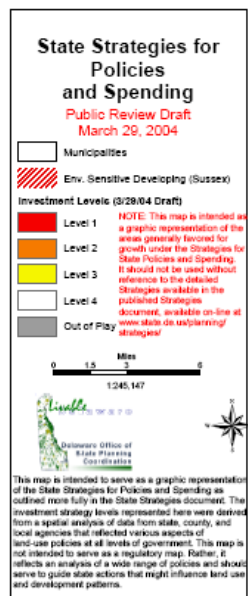
**WATER SYSTEM
CONCEPT PLAN**

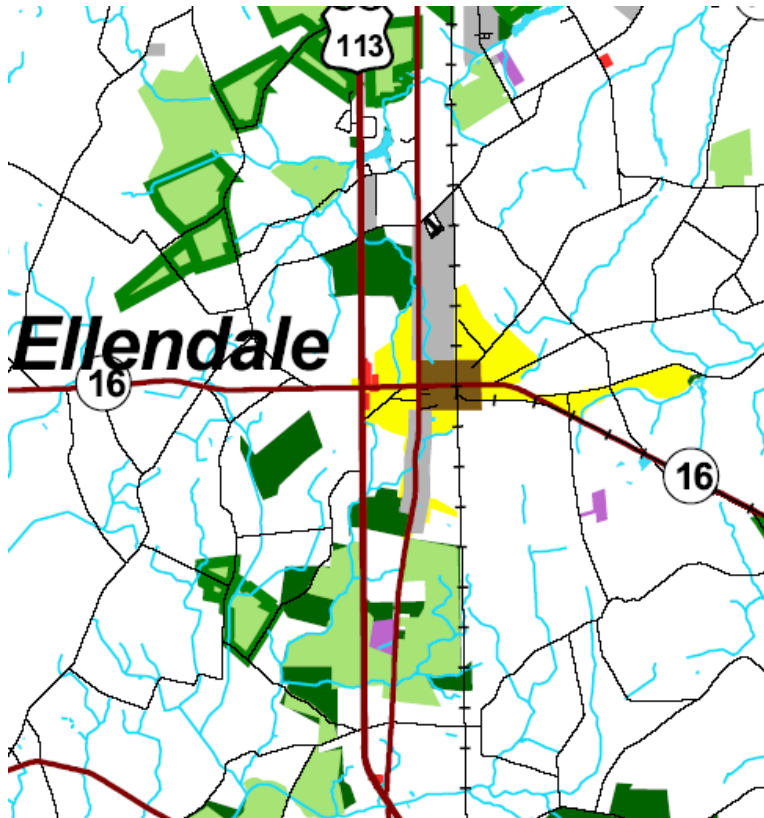
| | |
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| DESIGN BY : JAS/SEM | |
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| DATE : SEPT 2004 | |
| | DRAWING 2 OF 2 |

2



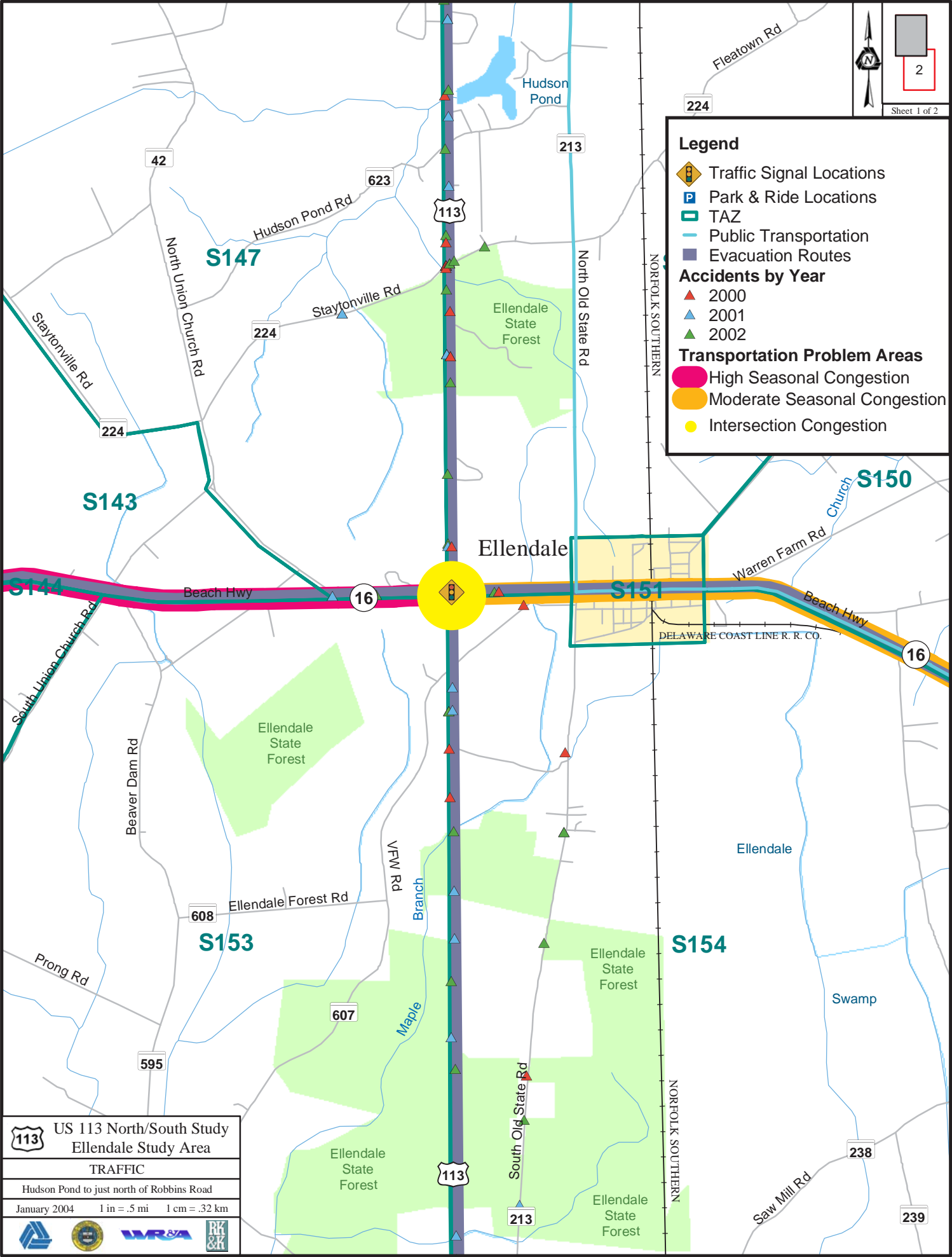
The 2004 Greater Ellendale Comprehensive Plan
2004 State of Delaware
State Strategies for Policies and Spending (SSPS) Map





The 2004 Greater Ellendale Comprehensive Plan
2003 Sussex County Comprehensive Plan Update
Future Land Use Plan for the
Greater Ellendale Area





Legend

- Traffic Signal Locations
- Park & Ride Locations
- TAZ
- Public Transportation
- Evacuation Routes

Accidents by Year

- 2000
- 2001
- 2002

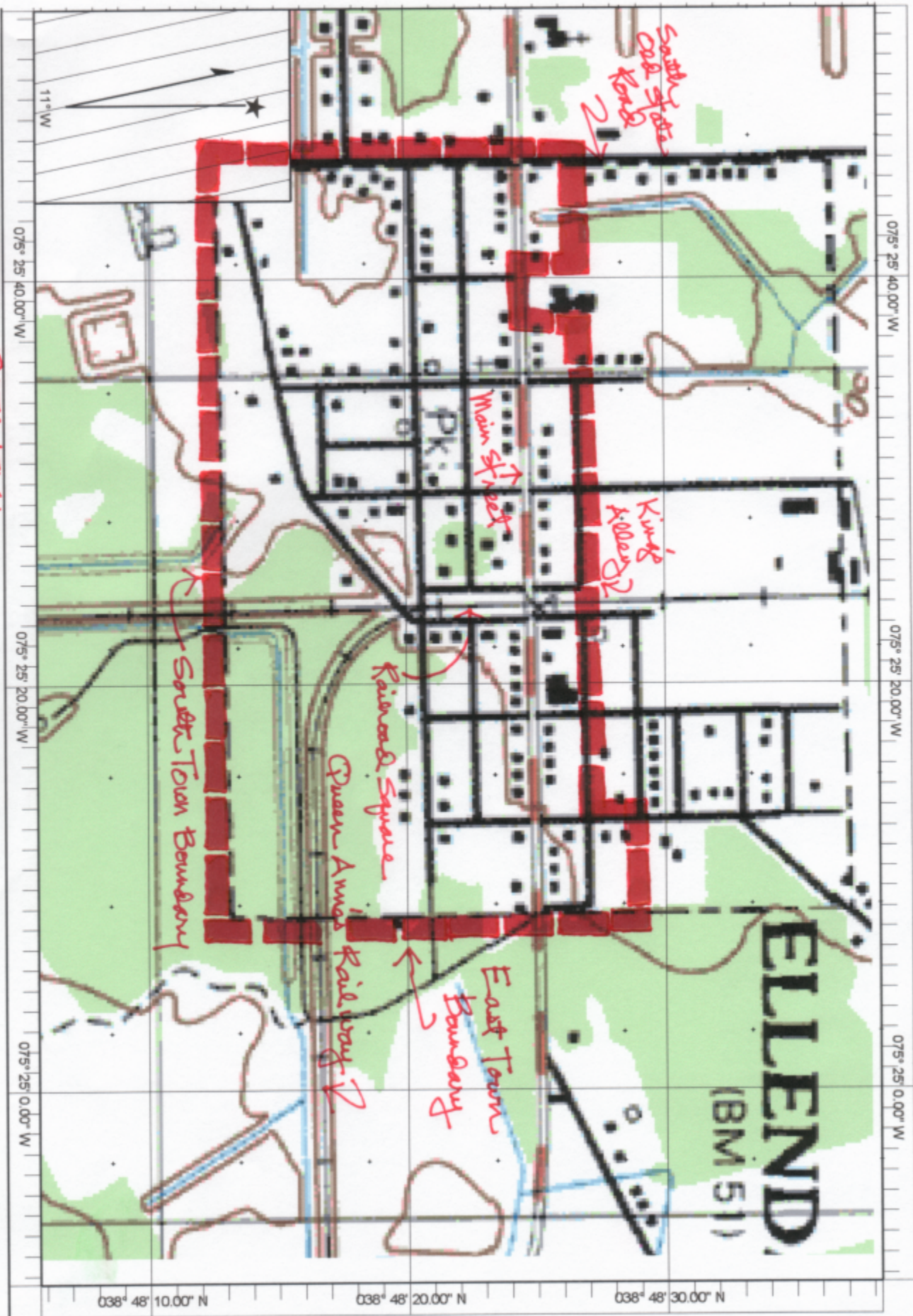
Transportation Problem Areas

- High Seasonal Congestion
- Moderate Seasonal Congestion
- Intersection Congestion

US 113 North/South Study
Ellendale Study Area

TRAFFIC
Hudson Pond to just north of Robbins Road
January 2004 1 in = .5 mi 1 cm = .32 km





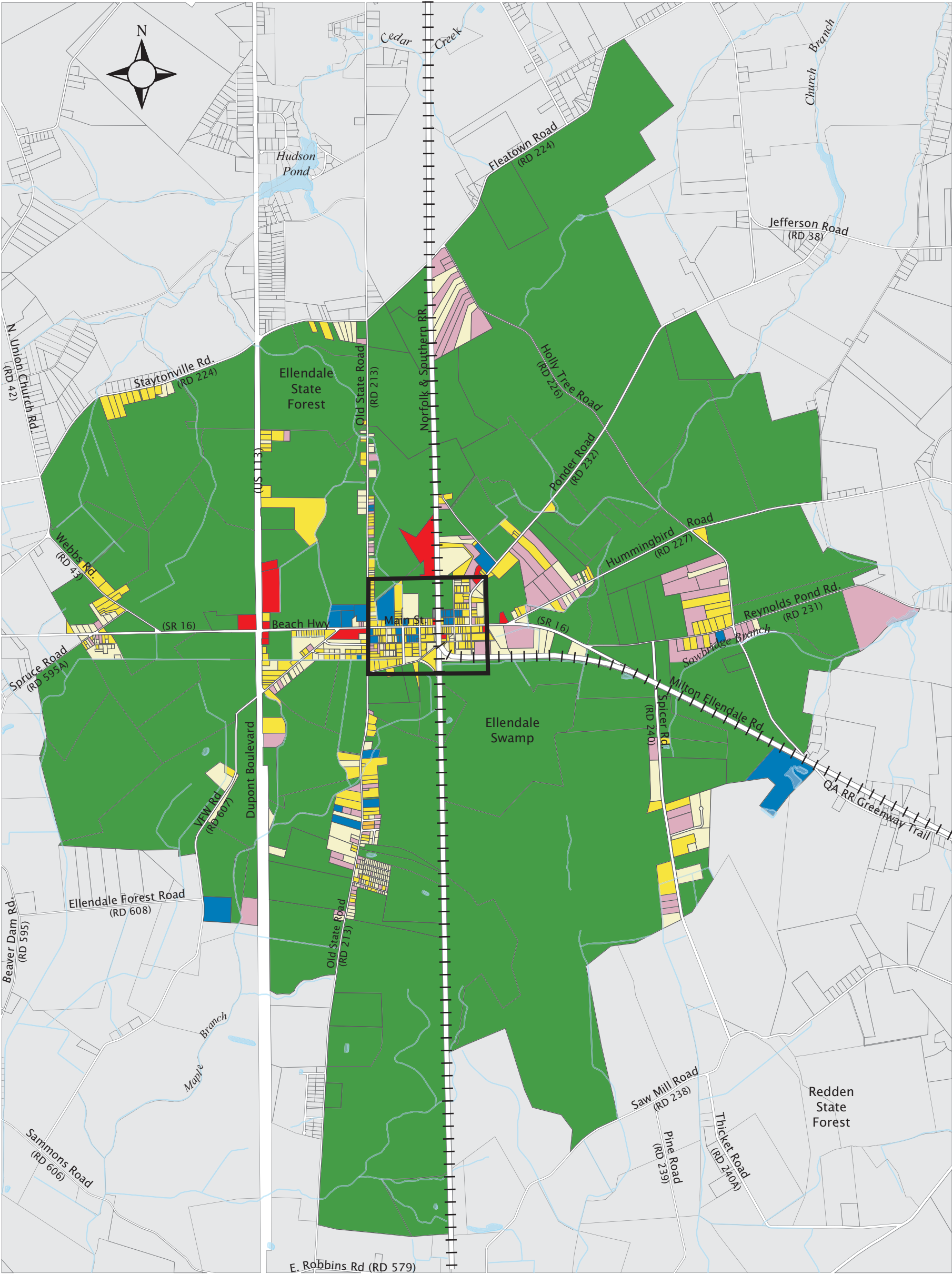
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 Date: 9/25/104
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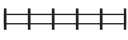


POTENTIAL
 HISTORIC
 DISTRICT

Location: 038° 48' 22.0" N 075° 25' 22.0" W
 Caption: The 2004 Greater Ellendale Comprehensive Plan
 Town of Ellendale Railroad Square Potential Historic District

Copyright (C) 1997, Maptech, Inc.



- Land use
- | | | | |
|--|-------------------------------|---|--------------------------------|
|  | Agriculture/Natural resources |  | Institutional/Civic/Government |
|  | Commercial/Industrial |  | Utility/Public |
|  | Residential - Single |  | Transportation |
|  | Residential - Apartment |  | Water feature |
|  | Residential - Mobile home |  | Municipal boundary |
|  | Residential - Vacant |  | Railroad |

Sources:
USGS 1:24,000 Digital Line Graphs, 1998
Sussex County, Dept. of Mapping and Addressing, 2002

Prepared for the Town of Ellendale, Delaware by
Nutter Associates and the Regional GIS Cooperative
at Salisbury University, June 2004.

2004 Greater Ellendale Comprehensive Plan

Existing Land Use Greater Ellendale Area

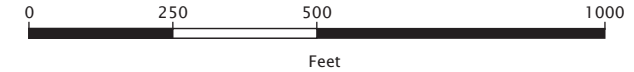
Sussex County, Delaware

The 2004 Greater Ellendale Comprehensive Plan

Existing Land Use

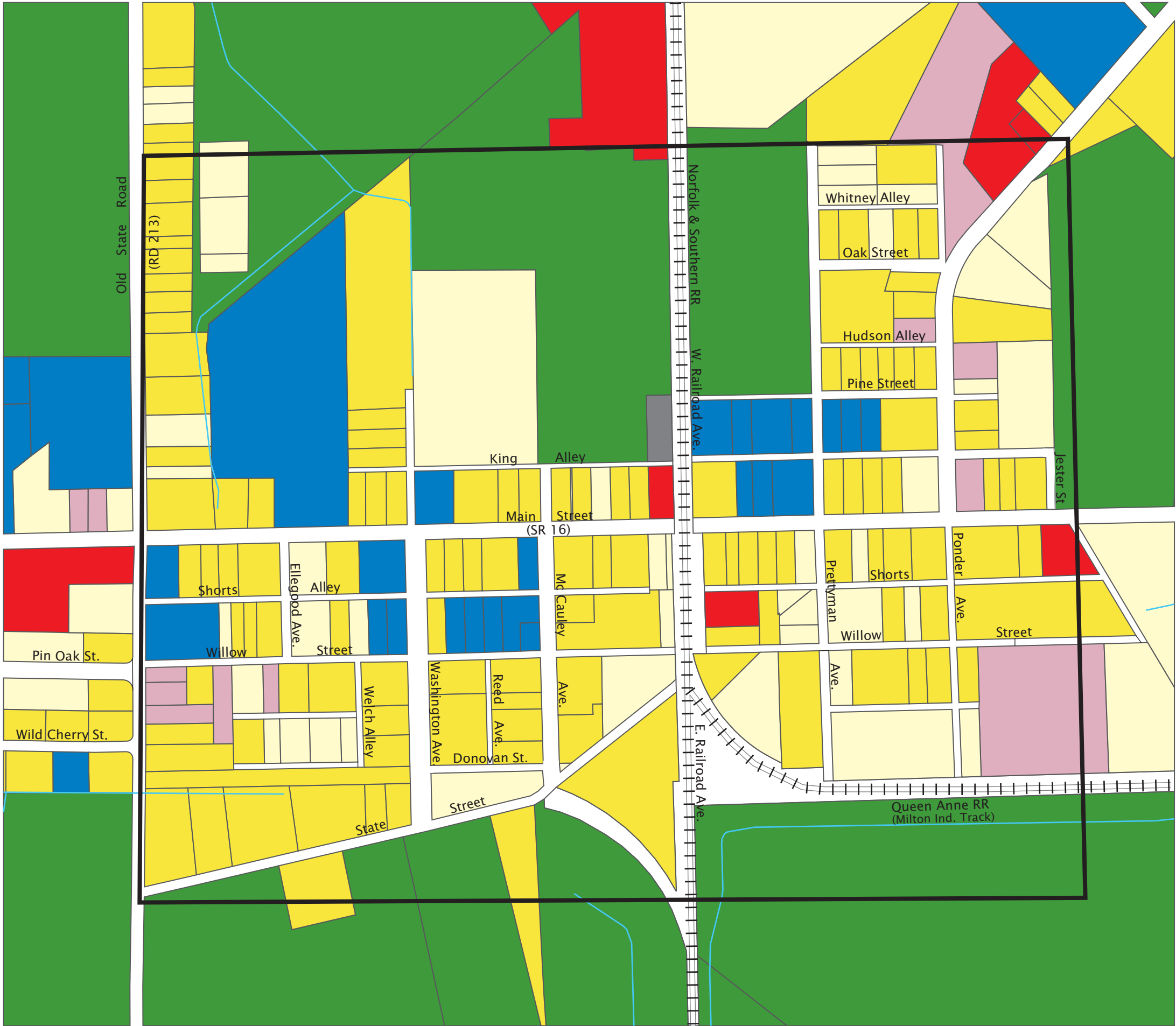
Sussex County, Delaware

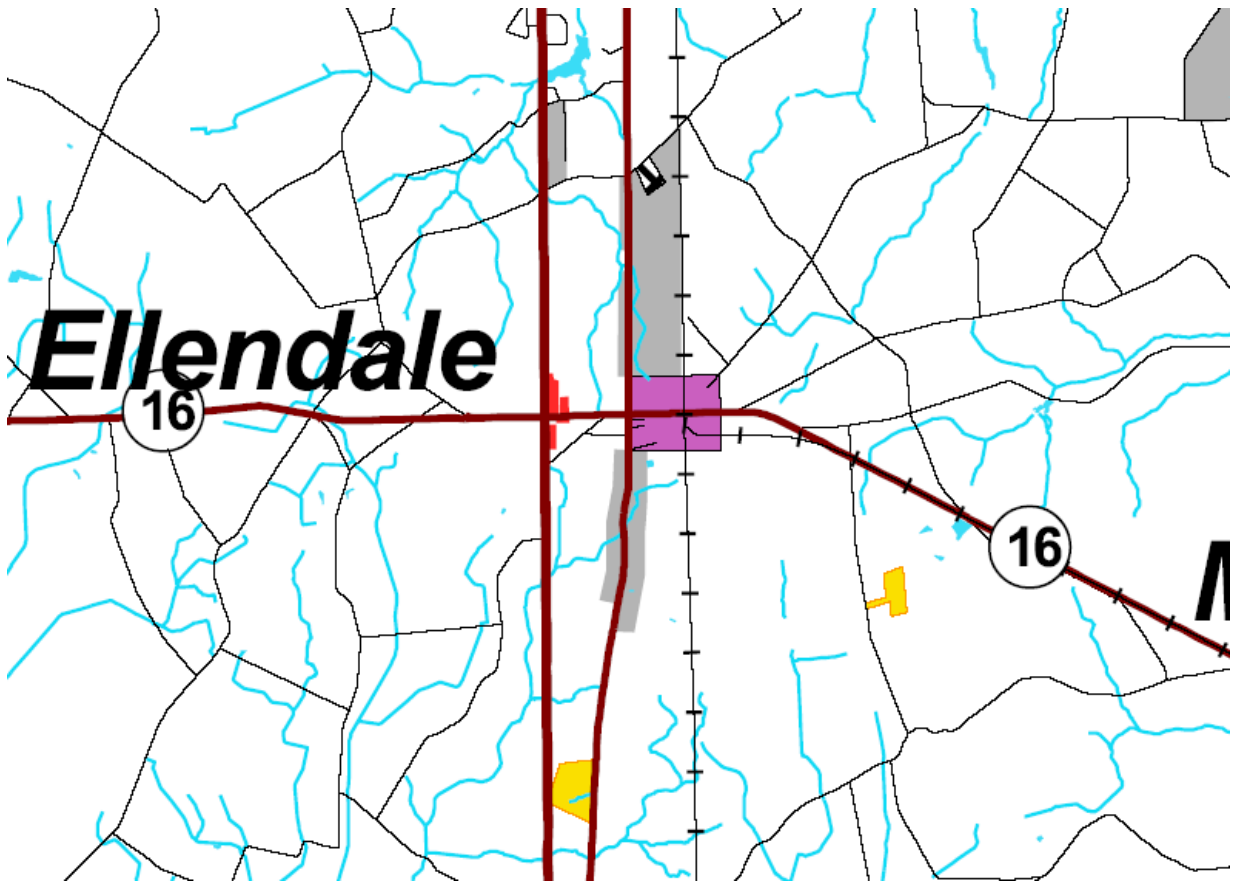
- Agriculture/Natural resources
- Commercial/Industrial
- Residential – Single
- Residential – Mobile home
- Residential – Vacant
- Institutional/Civic/Government
- Utility/Public
- Transportation
- Water feature
- Municipal boundary
- Railroad



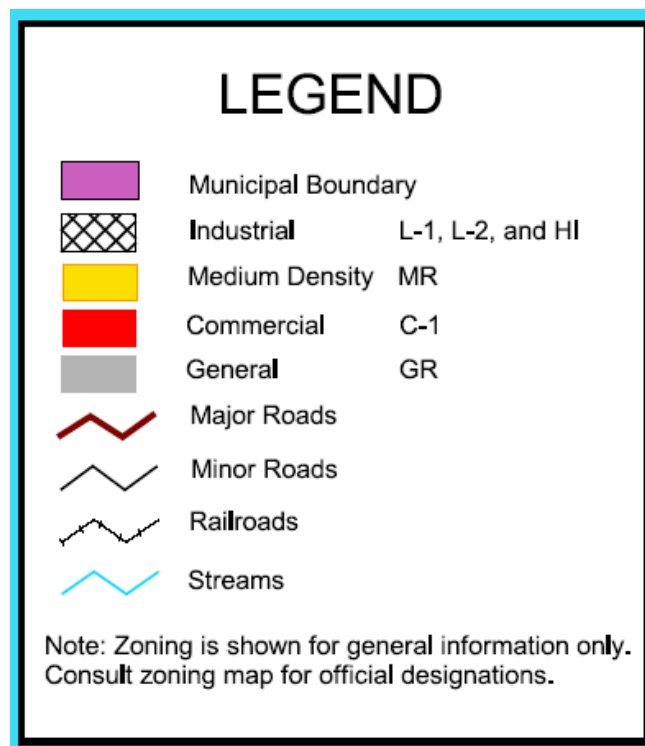
Sources:
 USGS 1:24,000 Digital Line Graphs, 1998
 Sussex County, Dept. of Mapping and Addressing, 2002

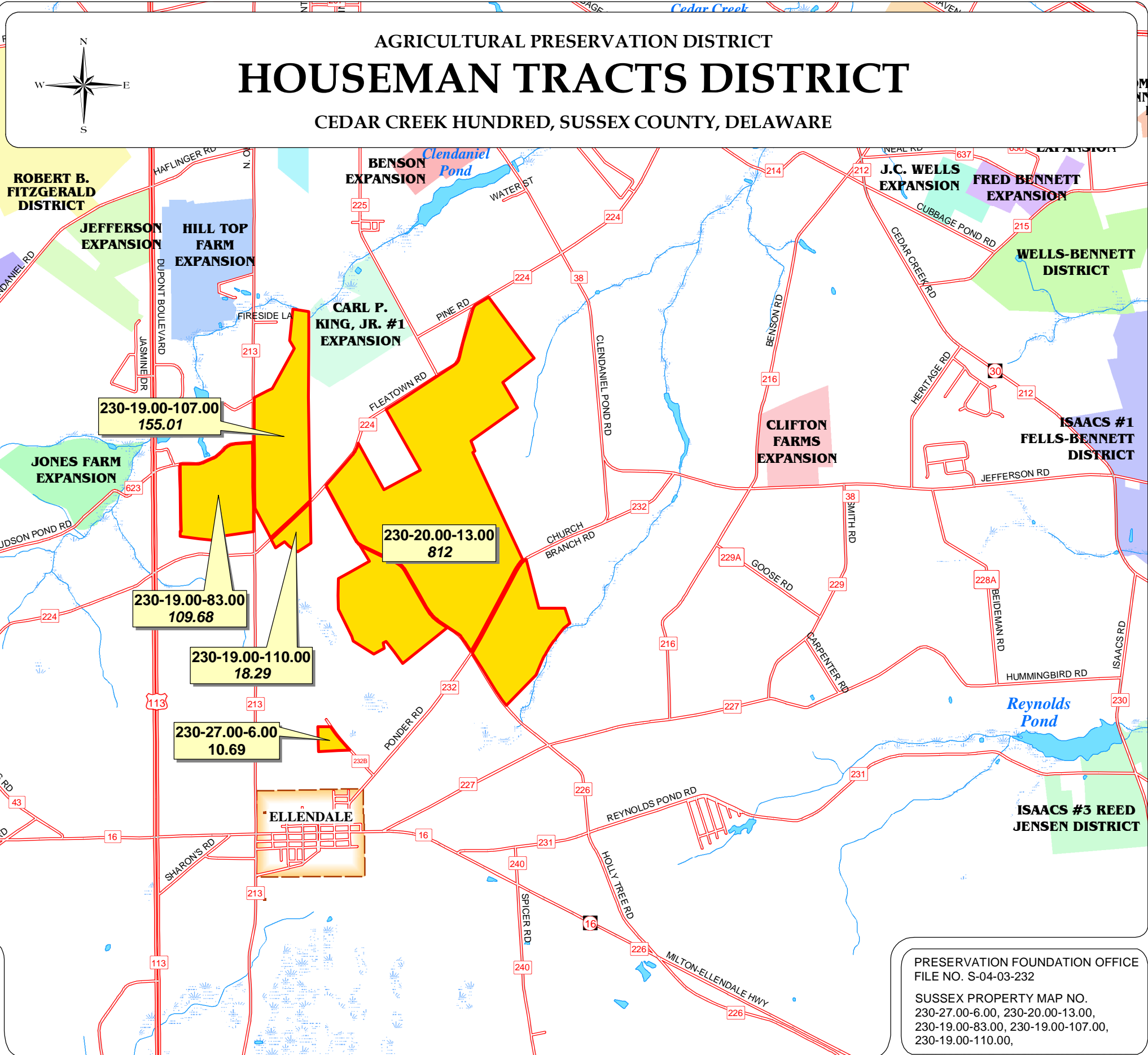
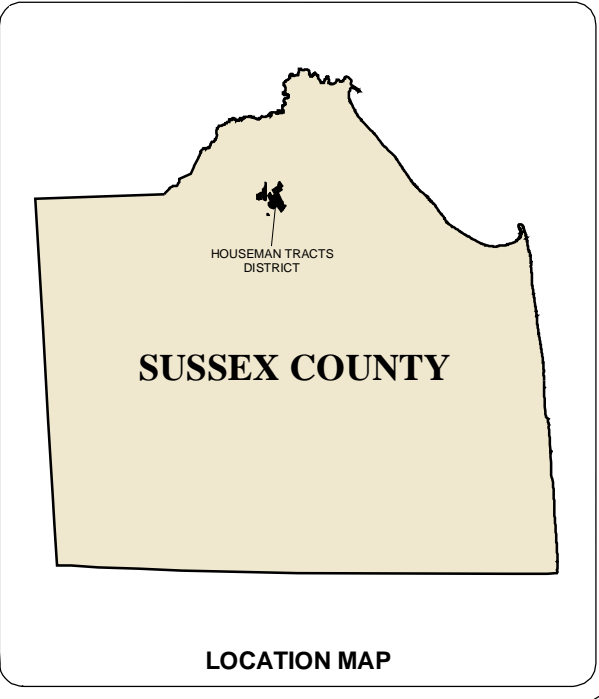
Prepared for the Town of Ellendale, Delaware by
 Nutter Associates and the Regional GIS Cooperative
 at Salisbury University, June 2004.





The 2004 Greater Ellendale Comprehensive Plan
2003 Sussex County Comprehensive Plan Update
Current Sussex County Zoning





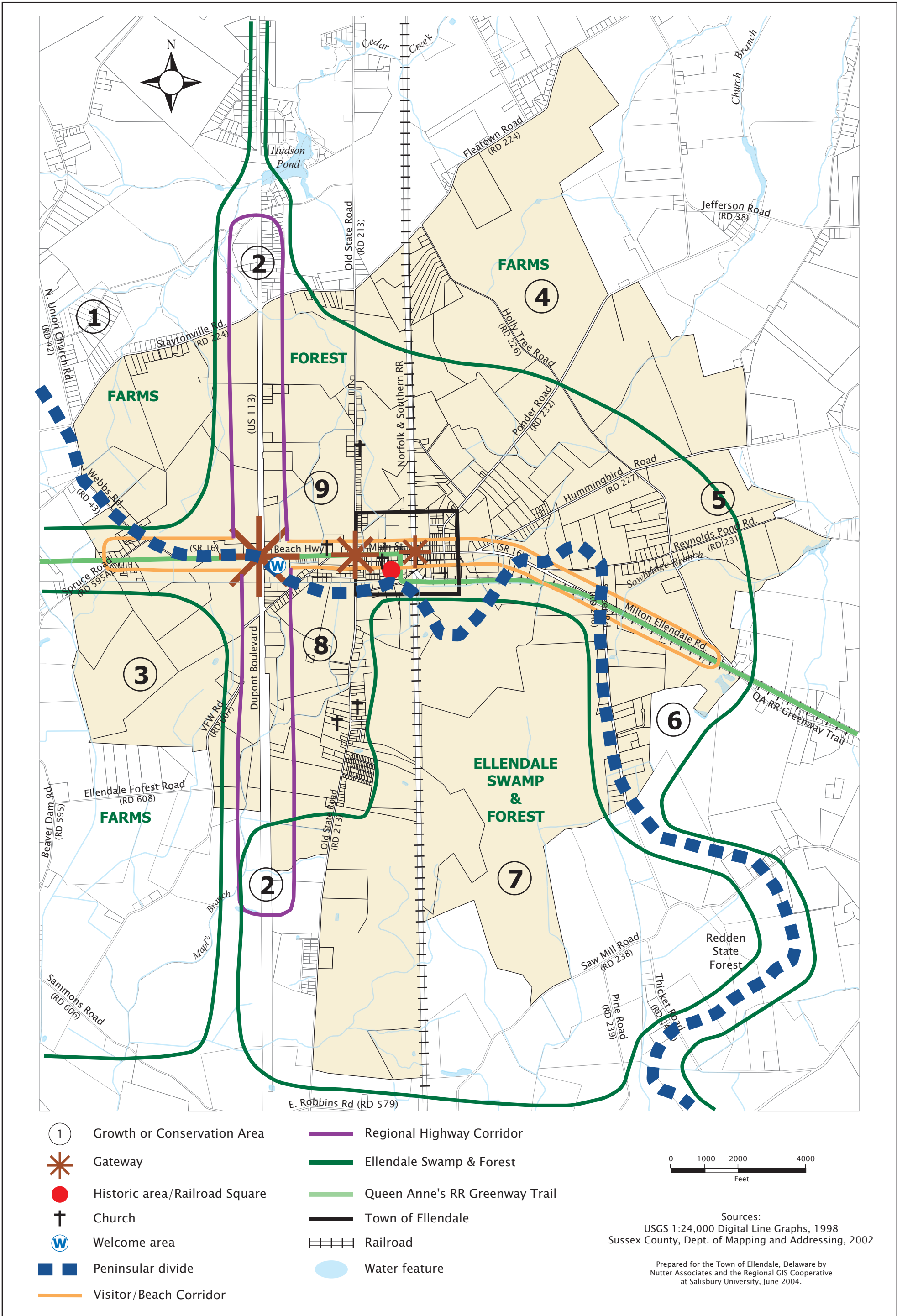
THIS PLAN REPRESENTS A COMPILATION OF AVAILABLE INFORMATION OF RECORD AND IS NOT TO BE USED FOR ENGINEERING PURPOSES.

DISTANCE FROM STATE DESIGNATED INVESTMENT AREA: 1,000 FEET.

PRESERVATION FOUNDATION OFFICE
FILE NO. S-04-03-232

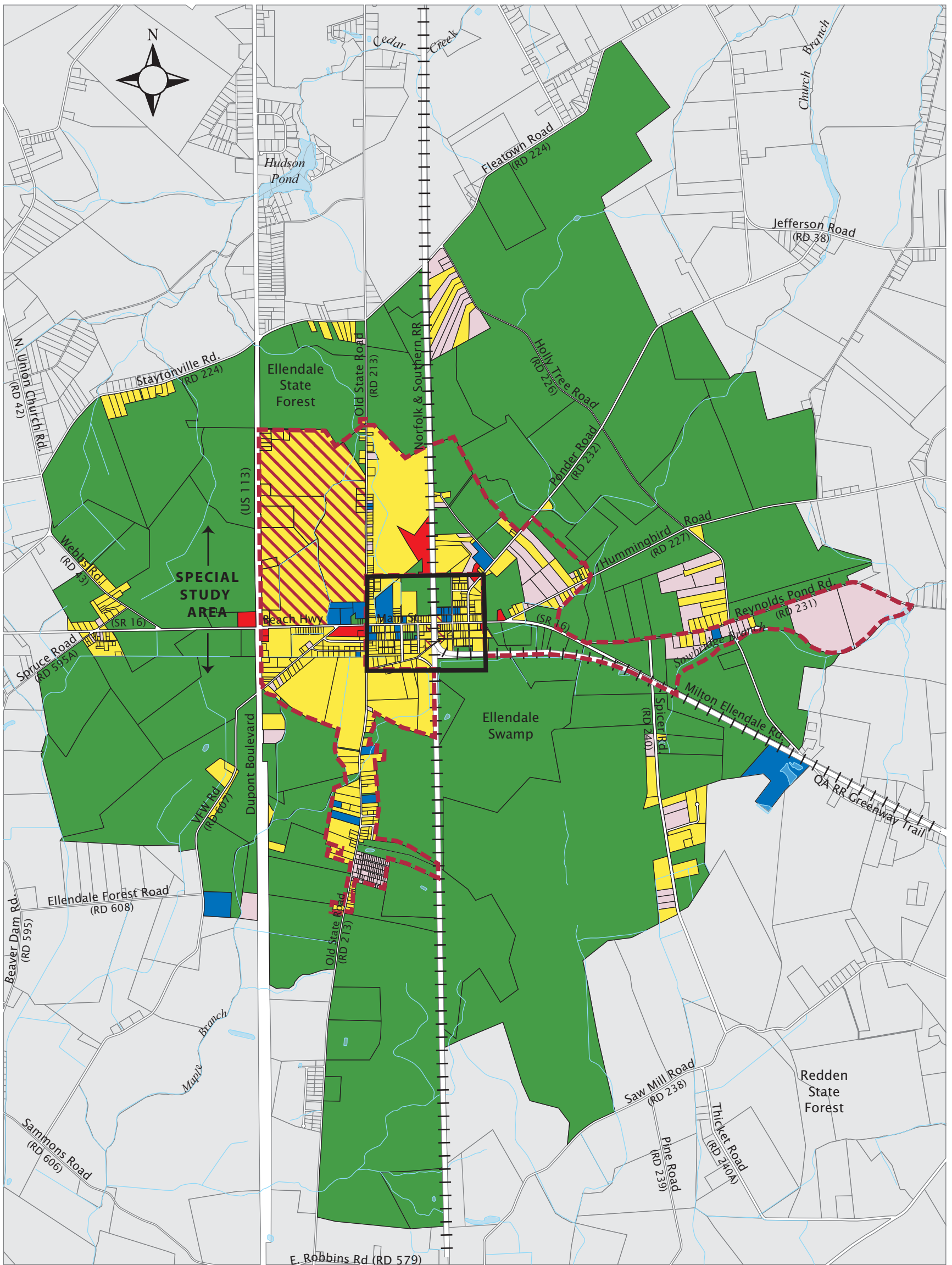
SUSSEX PROPERTY MAP NO.
230-27.00-6.00, 230-20.00-13.00,
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| | |
|---|---|
| | |
| DATE 3/11/2004 | ENGINEER/PLANNER THOMPSON MAPPING SYSTEMS |
| DRAWN BY EC | 22 OLD RUDNICK LANE, SUITE 2 DOVER, DELAWARE 19901 |
| CHECKED BY AOT | (302) 674-1800 |
| | |
| DELAWARE AGRICULTURAL LANDS PRESERVATION FOUNDATION 2320 S. DUPONT HIGHWAY DOVER, DE 19901 | |
| COVER SHEET AGRICULTURAL PRESERVATION DISTRICT HOUSEMAN TRACTS DISTRICT P. O. BOX 211 ELLENDALE, DE 19941 | SHEET NO. 1 |



The 2004 Greater Ellendale Comprehensive Plan Framework for Future Land Use

Sussex County, Delaware



Land use

- Agricultural/Natural resources/Open space
- Business
- Residential - Single
- Residential - Mobile homes
- Mixed Use
- Institutional/Civic/Government

- Utility
- Waterway
- Transportation
- Railroad
- Town of Ellendale
- Potential growth & annexation boundary

Sources:
USGS 1:24,000 Digital Line Graphs, 1998
Sussex County, Dept. of Mapping and Addressing, 2002

Prepared for the Town of Ellendale, Delaware by
Nutter Associates and the Regional GIS Cooperative
at Salisbury University, June 2004.








2004 Greater Ellendale Comprehensive Plan

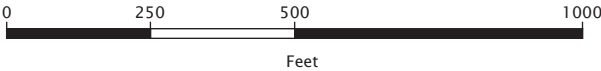
Greater Ellendale Area Future Land Use

Sussex County, Delaware

The 2004 Greater Ellendale
Comprehensive Plan
Future Land Use

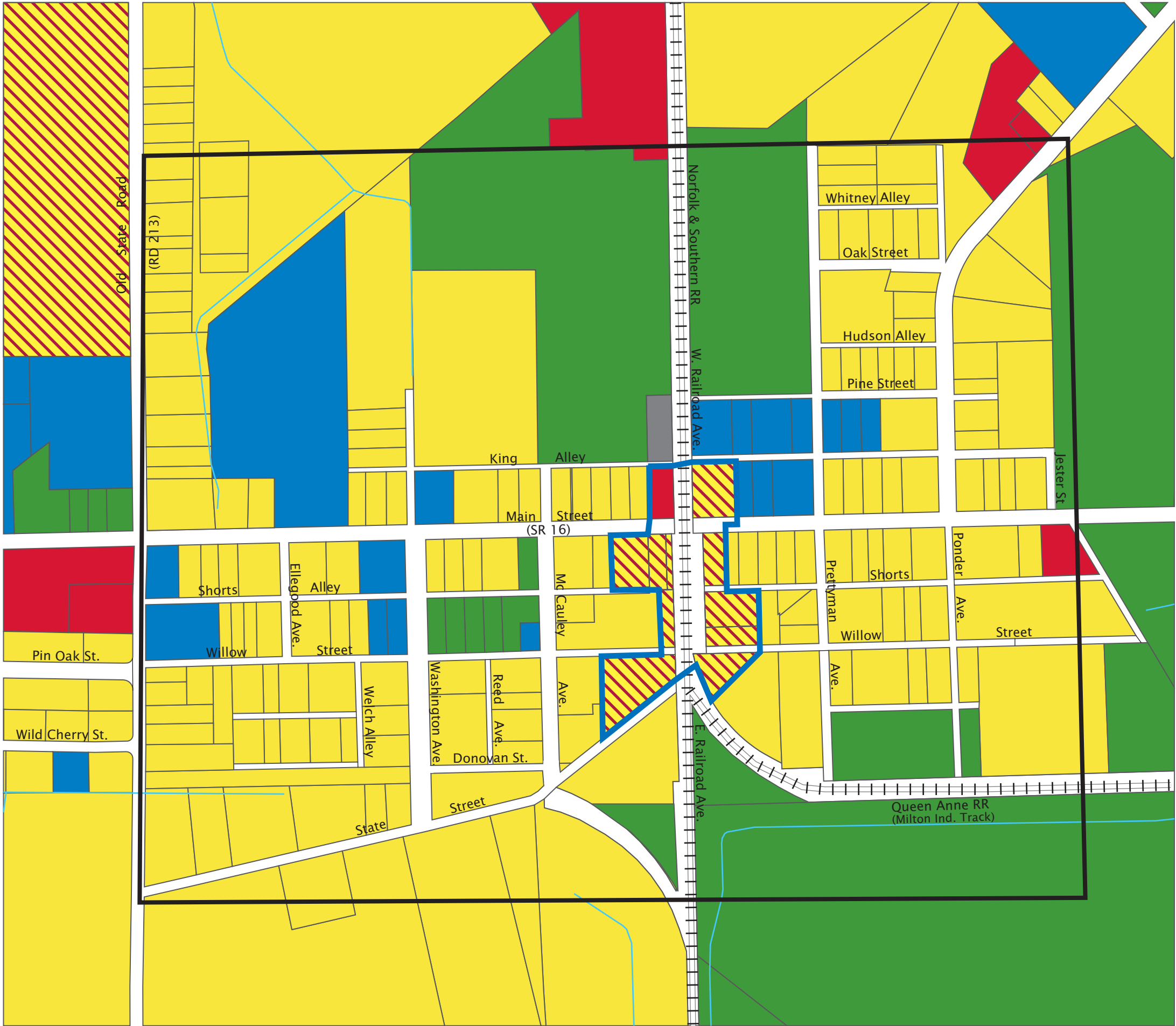
TOWN OF ELLENDALE
Sussex County, Delaware

-  Agriculture/Natural resources/
Open space
-  Business
-  Residential
-  Mixed use
-  Institutional/Civic/Government
-  Utility/Public
-  Transportation
-  Water feature
-  Railroad Square
-  Municipal boundary
-  Railroad



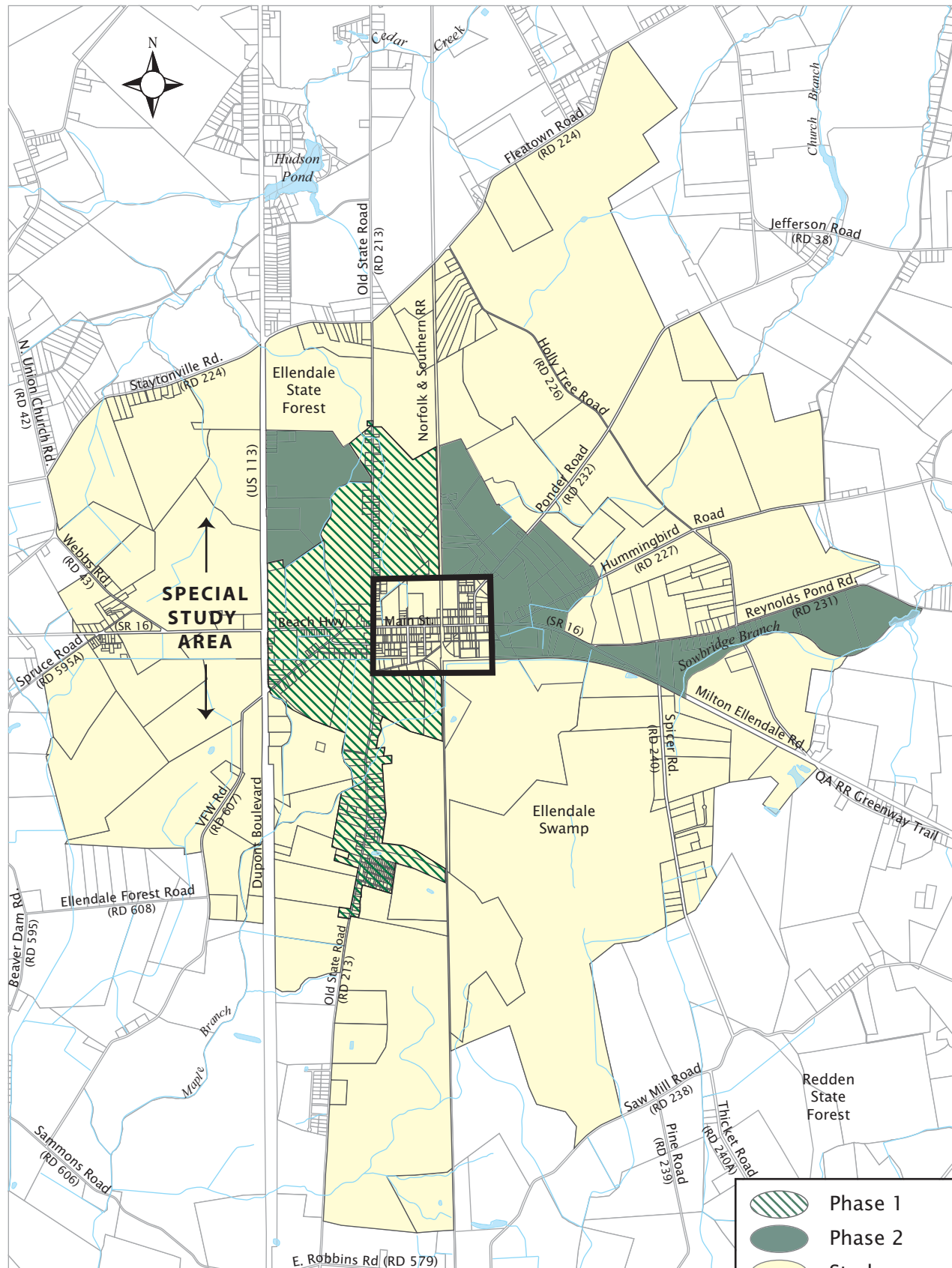
Sources:
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The 2004 Greater Ellendale Comprehensive Plan







Potential Growth and Annexation Areas



Sources:
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-  Phase 1
-  Phase 2
-  Study area
-  Water feature
-  Municipal boundary
-  Railroad